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Patterns and Processes of Georgia's Regional Development 1970-1980

William H. Berentsen

Patterns and processes of regional development in Georgia during the last thirty years appear to reflect national trends, though a time lag sometimes exists between the beginning of trends in the U.S. and their appearance in Georgia. The state is, for example, experiencing belated patterns of suburban population growth and central city decline, nonmetropolitan growth in industrial employment, and improved incomes in rural areas long characterized by extreme poverty.

Other trends in Georgia have kept pace with national development trends. Tertiary employment is expanding rapidly especially in metropolitan areas and in most of the northern part of the state, income growth is most rapid in metropolitan suburbs and slow in central cities, and there is above-average income and population growth in many nonmetropolitan areas. Nonmetropolitan population growth in Georgia is synchronized with the population turnaround of increased nonmetropolitan and slowed metropolitan population growth evident in the U.S. during the last fifteen years. Unfortunately, increased incomes in nonmetropolitan Georgia have neither occurred in all regions nor overcome the problems of poverty which persist in many areas of the state, particularly in its southern half.

REGIONAL DEVELOPMENT TRENDS

Georgia is a good state in which to study processes of the country's development. It is a relatively poor state, ranked 34th in per capita income in 1983, but also a relatively rapidly growing one. Within its borders it has metropolitan Atlanta with a population of 2 million; growing small towns and cities; rural areas linked to urban regions with increased trade and commuting; and languishing rural areas characterized by economic stagnation, population loss, and abject poverty. The state's population includes a 27 percent black minority and increasing numbers of in-migrants from many parts of the nation.

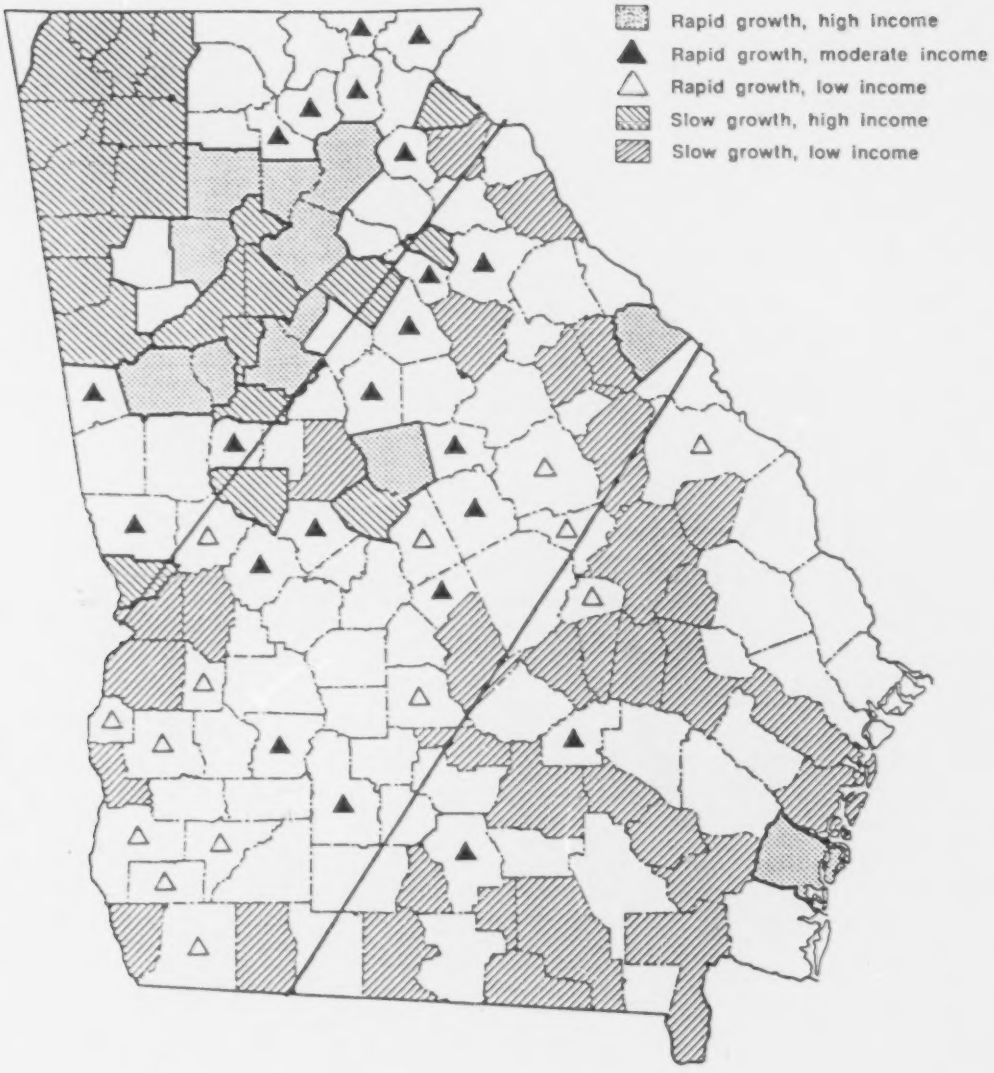
Regional population, employment, and income changes in Georgia can be readily compared to patterns of development in the U.S. as a whole. The state exhibits dynamic changes in its north and west with less change and low and stagnant income levels on the coastal plain in its southeastern corner (see Figure 1). The counties with most rapidly increasing incomes and populations are often suburban areas in metropolitan regions and/or counties with dynamic, moderate sized towns. However, many of Georgia's nonmetropolitan counties also showed strong income growth and turnarounds from negative to positive population growth during the 1970s. Nonmetropolitan counties exhibiting both income improvement and renewed population growth are much more evident in a southwest to northeast trending band through the central part of the state, often referred to as the black belt. Central city counties often experienced both relatively slow income and population growth. Income growth was also relatively slow in the textile-dominated counties of the northwest and the low income counties of the southeastern coastal plain.

The patterns of income and population change in Georgia's metropolitan and nonmetropolitan counties are quite similar to those occurring elsewhere in the country. Lagging income growth in Georgia's textile regions is also a problem observed elsewhere in the South. Relatively slow or modest improvement in socioeconomic well-being, clearly evident on the state's coastal plain between 1950 and 1970, is similar to patterns of development on other parts of the South's coastal plain. The central one-third of the state, comprised of many counties with large black populations, has apparently experienced more rapid economic growth in the 1970s than during 1950-1970.

Employment growth was relatively rapid in Georgia during the 1970s. Most of this 34 percent growth was in the tertiary sector, especially around Atlanta and elsewhere in north Georgia, but the 19 percent industrial growth was high by national standards. Research conducted by the University of Georgia indicates that most new industrial

Figure 1

Income Change in Georgia 1970-1980


Rapid growth, high income
Rapid growth, moderate income
Rapid growth, low income
Slow growth, high income
Slow growth, low income

jobs occurred in nonmetropolitan counties and in branch plants of firms with headquarters in Atlanta or the northern U.S. New industrial employment contributed 30 percent to employment growth in nonmetropolitan areas, especially in the southwestern quarter of the state and in many counties in the east central area between Athens and Augusta. This trend toward industrial decentralization and growth of branch plants in the state parallels patterns of change in U.S. industrial employment. Unfortunately, although the state's industrial base is diversifying, much employment remains in slow growth and declining industries and is controlled by decision-makers located outside the local areas or the state.

CAUSES OF REGIONAL CHANGE

Employment, income, and population changes in Georgia are associated with a complexly interrelated set of socioeconomic and demographic processes. No single cause or group of causes appears to be either a necessary precondition of or provide sufficient explanation for relative growth and decline in Georgia's counties during the 1970s.

Employment growth in general in the state is, of course, closely related to relatively rapid population and income growth over the decade. Growth in tertiary jobs was especially rapid near Atlanta and increased tourism provided additional impetus to the trend, notably in the northern mountains and on the coast. In addition, vastly expanded federal poverty programs helped enhance the market potentials and economic bases of many Georgia counties. In 1980 Georgia received over one billion dollars in federal transfer funds from social programs, excluding regular medicare and social security programs. Most of this money went to about 10 percent of the state's population and comprised a relatively high proportion of total income for those recipients as well as an important contribution to local economies. U.S. military expenditures and employment also affect the economies of many Georgia counties. Large bases near Augusta, Columbus, and Warner Robins exert considerable influence locally and affect other parts of the state as well, particularly urban centers where many military contracts are filled. Rapid expansion of Fort Stewart in Liberty County near Savannah during the 1970s has had an especially great impact on several counties, notably Chatham and Liberty.

The state's industrial base expanded during the 1970s as the result of a number of locational advantages. Georgia has a considerable available labor force characterized by willingness to work at low wages and lack of unionization. Along with the low taxes throughout the state, these factors present businesses with a favorable climate for operations and have encouraged many enterprises to open branch plants in nonmetropolitan Georgia. In addition, the state has attracted more industrial employment as the result of the growing internal market and its improving accessibility to regional and national markets. Especially notable are the major U.S. interstate highways that cross the state as well as Atlanta's extremely busy and well-connected international airport.

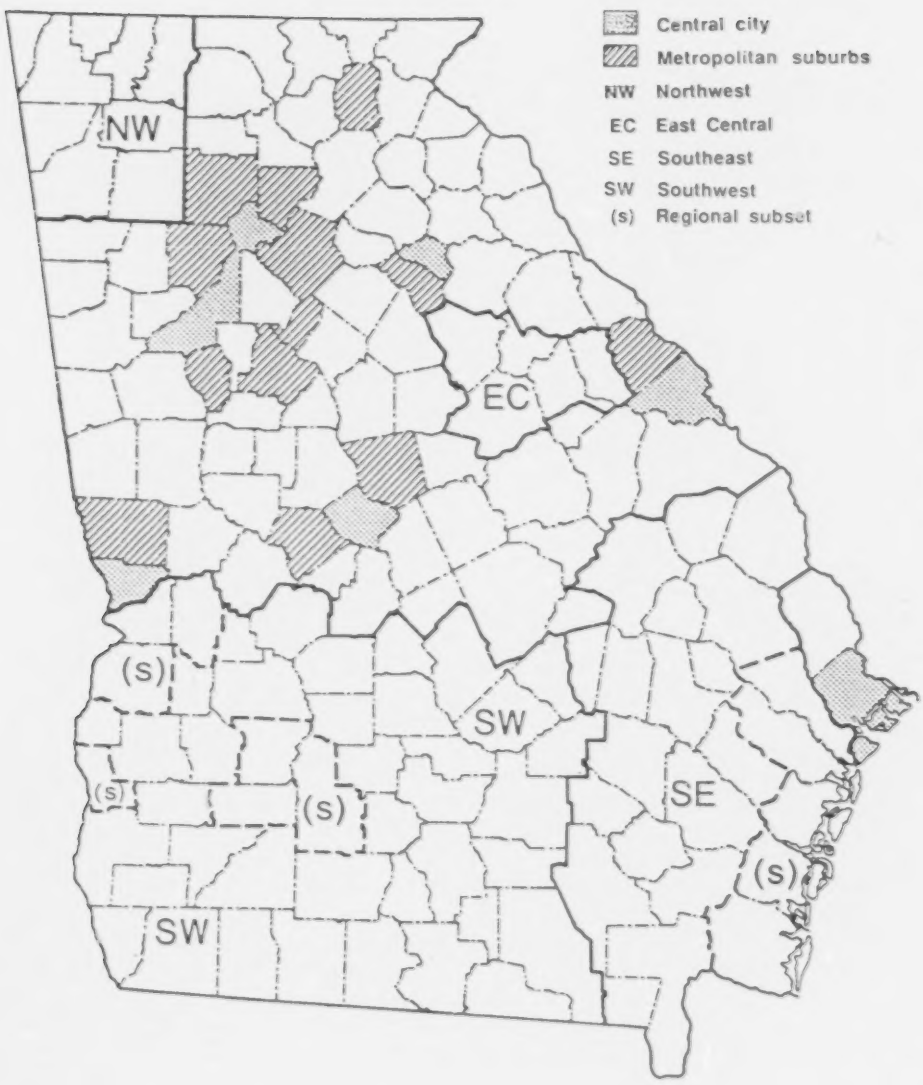
Commuting is another important factor related to regional change in Georgia. Suburbanization of urban populations in the 1960s and 1970s led to greater spatial mobility of the labor force. Now, in over thirty counties in Georgia, more than 60 percent of the resident labor force works in another county. This is, of course, especially common in metropolitan areas. It appears, however, that more and better employment opportunities and increased automobile ownership has also increased the numbers of people who have not changed residences but now work in jobs in urban areas, i.e., people employed in new jobs and commuting to them from their old homes.

The characteristics and importance of commuting in Georgia is being intensively studied by University of Georgia professors James S. Fisher and Ronald L. Mitchelson. They have found that of the 50 fastest income growth counties in the state in the 1970s, 29 had high (over 40 percent) levels of commuting by residents to work in other counties. Among the 50 slowest income growth counties, 14 had high levels of out-commuting and 24 had relatively low levels of less than 25 percent. Both high levels of commuting and increased local market potentials appear to be important factors in the expansion of the local market areas of several of the state's small cities. These also must be among the factors causing growth in towns and small cities in other parts of nonmetropolitan America.

Population growth and change in Georgia is also complexly interrelated with the trends outlined. First, it is experiencing growth above the national average, based on both relatively high levels of net in-migration and natural increase. Nearly all counties in the state registered population gains during the 1970s though not all experienced net in-migration. Central city counties, many counties in the southwest corner, and several others in the central third of the state had more out-migrants than in-migrants during the period. Central city loss undoubtedly was closely related to the continuing decentralization of population from metropolitan cores. Out-migration from the southwest and other parts of Georgia's black belt is related to low levels of socioeconomic well-being and opportunity, especially in comparison to nearby metropolitan areas. Black net in-migration to Georgia's central cities may indicate continued rural-urban migration from these areas as well as return migration from the northern U.S. Overall net in-migration to Georgia from other states reflects the impact of employment opportunities, environmental amenities, and improved socioeconomic conditions in the state.

In short, Georgia is enjoying a cycle of self-reinforcing population and economic growth, the origins of which can be traced to the emerging advantages of the U.S. periphery. However, like other parts of nonmetropolitan America, not all of Georgia is experiencing growth, and regions which are growing do not all appear to be affected by the same set of forces. Growth and change in Georgia's counties can be generalized by the following characterizations (Figure 2).

Figure 2
Typology of Georgia Counties



Central cities. Relatively high income but slow income and population growth; employment and employment growth primarily in the tertiary sector; much in-commuting, in part by former central city residents.

Metropolitan suburbs. Relatively high income and high income and population growth; employment and employment growth in the tertiary sector; high levels of out-commuting.

Northwest. Relatively high income, moderate to high population growth, but slow income growth; generally high levels of employment in the textile (tufted carpet) industry, employment growth in some cases in industry and some cases in services; high levels of out-commuting in the three Chattanooga MSA counties, low levels elsewhere.

East central. Low levels of income and slow income growth, population gain but net out-migration in southernmost counties; relatively strong employment growth in industry; mixed commuting levels.

Southwest. Low to very low income levels, mixed population and income change, net out-migration from many counties; notable employment gains in manufacturing; generally low levels of out-commuting.

Regional subset. Four of the nation's poorest counties with slow income growth in the 1970s.

Regional enclave. Albany area with high to moderate incomes; income, population and industrial employment growth in the two suburban counties.

Southeast. Generally low to very low income levels, moderate to low income growth; mixed patterns of population and employment change; generally low levels of out-commuting.

Regional subset. Coastal counties with increased tertiary employment, spurred by greater tourist and retirement development; generally high levels of commuting to relatively prosperous Savannah and Brunswick.

Note that increased industrial and tertiary employment and high levels of commuting can be associated with both growing and stagnating areas. In terms of both population and income change the northern half of the state is much more dynamic than the southern half, which has fewer large towns and cities. Clearly, the most dynamic part of the state is comprised of the counties in an area from Gainesville south to Macon, west to Columbus, and north to Atlanta. This region contains more than half of the state's fastest income growth counties.

CONCLUSIONS

Research on patterns of regional change in Georgia provides a clearer picture of regional patterns than of the nature of the processes underlying them. It is assumed that employment change, commuting patterns, changing residential preferences, public welfare and retirement policies, and increased interregional movement of goods and information by way of improved transport-communication systems are complexly interrelated with economic and demographic growth and decline in the state. It appears, however, to be difficult to model these relationships well because of simultaneously changing variables and because it is difficult to quantify many social, cultural, and political characteristics of regions within the state.

If patterns of regional growth and decline in Georgia are at all indicative of changes taking place elsewhere in the country's South and West, it suggests that the generalized causes of growth in the periphery better explain trends at the state than at the county level. Within the broad trend toward relatively rapid income and population growth in the South and West, there remains great regional and local diversity. Unfortunately, this is reflected in the fact that average incomes in some of Georgia's poorest counties are falling even farther behind those not only of other counties in the state but U.S. average income as well. Despite dynamic economic and demographic growth in Georgia, many social and regional problems remain to be recognized and resolved.

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Recent Advances in State Personal Income

Suzanne A. Lindsay

As measured by revised estimates of personal income released in August 1985, by the U.S. Department of Commerce's Bureau of Economic Analysis, Georgia's economy expanded substantially in 1984. The state's total and per capita personal income grew faster than the average U.S. rate for 1983-84, despite a rate of population increase greater than that of the nation. Local area estimates for 1983, which lag state estimates by a year, were released in April 1985; they show that nominal or current-dollar growth was spread over almost all the state's metropolitan statistical areas and counties during 1982-1983. For the period 1979-83, the latest figures indicate that nominal total personal income and nominal per capita personal income, by 1983, had recovered or exceeded pre-recession levels in the state and all reported local areas. When the estimates are adjusted for inflation, however, the picture changes: Statewide estimates show much lower annual average rates of growth and, for 1979-83, a surprisingly large number of counties experienced little or no growth, particularly in per capita personal income.

DEFINITIONS OF PERSONAL INCOME

As defined by the BEA, total personal income (TPI) measures the income received by, or on behalf of, all the residents of the area in question. TPI consists of all the income received by individuals, nonprofit institutions, private noninsured welfare funds, and private trust funds from all sources, including participation in production, transfer payments from government and business, and government interest. To compute an area's TPI, the BEA sums wage and salary disbursements, other labor income, proprietors' income with the inventory valuation and capital consumption adjustments, personal dividend income, rental income of persons with capital adjustment, and transfer payments, and subtracts personal contributions for social insurance. Another factor, the residence adjustment, may be positive or negative; it reflects the balance of income earned outside a local area and credited to its residents, with income earned within its boundaries and credited to persons living elsewhere.

The per capita personal income (PCPI) of an area is computed by dividing its total personal income by the resident population, as estimated for July 1 of each year (except for college students, who are counted as of April 1) by the U.S. Bureau of the Census. The per capita personal income of states and local areas may be compared; the BEA cautions, however, that comparisons sometimes may be misleading, since a variety of causes may produce sudden, temporary changes in a local area's TPI or population, and hence in its PCPI.

EFFECTS OF RECENT REVISIONS

Estimates of local area personal income released in 1985 reflect not only the routine revisions applied to annual data in the two years following first publication, bu. also major revisions resulting from the incorporation of recent Census data. For 1978-83 data, the BEA has revised estimates of (1) farm proprietors' income, based on gross income and expense data from the 1978 Census of Agriculture; (2) the net rental value of owner-occupied nonfarm dwellings, based on housing value data from the 1980 Census of Housing; and (3) the residence adjustment to labor income, based on place-of-residence wage and salary data from the 1980 Census of Population.

For Georgia, the revisions have affected both the relative rankings of counties based on per capita personal income, and the comparison of their PCPIs to the national average (Table 1). At both high and low levels of PCPI, counties have shifted positions in the rankings, often with substantial changes in PCPI as a percent of the U.S. average. The process is not yet complete: the BEA plans to extend the revision of farm proprietors' income and imputed rent data to years before 1978, and to incorporate new residence adjustments based on 1980 Census journey-to-work data. Local area data including these revisions are tentatively scheduled for release in April 1987.

PERSONAL INCOME IN THE U.S. AND GEORGIA

Georgia's total personal income, expressed in nominal (current) dollars, rose from $39,773,000,000 in 1979 to $67,416,000,000 in 1984, at an annual average rate of growth of 11.1 percent (Table 2).* The growth rate for 1982-83 was 9.8 percent, and for 1983-84, 12.9 percent.

Table 1

Effects of BEA Revisions on Selected Rankings
of County Per Capita Personal Income, 1982 and 1983

Group/ County	1984 Estimates of: PCPI Rank, 1982	1984 Estimates of: % of U.S. Average, 1982	1985 Estimates of: % of U.S. Average, 1982	1985 Estimates of: % of U.S. Average, 1983	1985 Estimates of: PCPI Rank, 1983	Equivalent Group/County 1983
Highest PCPI						Highest PCPI
DeKalb	1	125	114	118	2	(1) Cobb
Fulton	2	119	108	111	4	(2) DeKalb
Clayton	3	102	91	94	7	(3) Fayette
Cobb	4	99	116	119	1	(4) Fulton
Bibb	5	92	86	87	17	(5) Gwinnett
Glynn	6	91	91	92	8	(6) Rockdale
Fayette	7	91	113	115	3	(7) Clayton
Chatham	8	90	90	91	10	(8) Glynn
Hall	9	88	89	91	12	(9) Columbia
Coweta	10	85	84	85	21	(10) Chatham
Rockdale	11	85	94	96	6	(11) Forsyth
Gwinnett	12	85	108	110	5	(12) Hall
Lowest PCPI						Lowest PCPI
Clay	148	54	47	47	159	(148) Echols
Hancock	149	54	54	56	150	(149) Macon
Lee	150	53	72	71	74	(150) Hancock
McIntosh	151	53	54	53	157	(151) Towns
Banks	152	52	64	69	90	(152) Jenkins
Treutlen	153	51	56	57	147	(153) Talbot
Brantley	154	50	57	58	143	(154) Brooks
Crawford	155	49	71	72	65	(155) Quitman
Talbot	156	48	54	55	153	(156) Randolph
Twiggs	157	47	58	59	139	(157) McIntosh
Union	158	46	50	51	158	(158) Union
Quitman	159	43	54	54	155	(159) Clay

Source: U.S. Department of Commerce, Bureau of Economic Analysis, Survey of Current Business, April, 1984 and April, 1985; Bureau of Economic Analysis, Regional Economic Information System, "Per Capita Personal Income, For Counties and Metropolitan Areas (Percent of National Average)," April, 1985.

Table 2

Characteristics of Total Personal Income,
U.S. and Georgia, Selected Years

Year	Value: Nominal (current $, mil.) U.S.	Value: Nominal (current $, mil.) Georgia	Value: Real (1967 $, mil.) U.S.	Value: Real (1967 $, mil.) Georgia
1979	1,942,650	39,773	893,583	18,295
1982	2,575,759	54,363	890,958	18,804
1983	2,735,829	59,698	916,833	20,006
1984	3,020,259	67,416	970,832	21,670

Period	Annual Average Rates of Growth (%): Nominal U.S.	Nominal Georgia	Real U.S.	Real Georgia
1979-83	8.94	10.69	0.64	2.26
1979-84	9.23	11.13	1.67	3.44
1982-83	6.21	9.81	2.90	6.39
1983-84	10.40	12.93	5.89	8.32

Source: U.S. Department of Commerce, Bureau of Economic Analysis, Regional Economic Information System, April, 1985 (1979 data) ; U.S. Department of Commerce News, (BEA 85-45), September 10, 1985 (revised estimates for 1982-84). Data adjusted for inflation by the CPI-U, U.S. all items, annual averages for the respective years.

Table 3

Characteristics of Per Capita Personal Income,
U.S. and Georgia, Selected Years

Year	Value			
	Nominal (current $)		Real (1967 $)	
	U.S.	Georgia	U.S.	Georgia
1979	8,651	7,377	3,979	3,393
1982	11,113	9,626	3,844	3,330
1983	11,690	10,415	3,918	3,490
1984	12,789	11,551	4,111	3,713

Period	Annual Average Rates of Growth (%)			
	Nominal PCPI		Real PCPI	
	U.S.	Georgia	U.S.	Georgia
1979-83	7.82	9.00	-0.39	0.71
1979-84	8.13	9.38	0.65	1.82
1982-83	5.19	8.20	1.93	4.80
1983-84	9.40	10.90	4.93	6.39

Source: U.S. Department of Commerce, Bureau of Economic Analysis, Regional Economic Information System, April, 1985 (1979 data); U.S. Department of Commerce News, (BEA 85-45), September 10, 1985 (revised estimates for 1982-84). Data adjusted for inflation by the CPI-U, U.S. all items, annual averages for the respective years.

For each period, the state's annual average rate of growth was well above U.S. levels. Georgia's share of total personal income for the nation rose from 2.1 percent in 1979 to 2.5 percent in 1984. In real or 1967 dollars, however, both the amounts and annual average rates of growth for TPI were considerably lower; Georgia's personal income rose from $18,295,000,000 in 1979 to $21,670,000,000 in 1984. The corresponding annual average rates of growth were 3.4 percent for 1979-84, 6.4 percent for 1982-83, and 8.3 percent for 1983-84.

Per capita personal income for the state rose from a current-dollar level of $7,377 in 1979, to $11,551 in 1984; in real dollars, it increased from $3,393 to $3,713 (see Table 3). The corresponding annual average rates of growth for 1979-84 again exceeded the national rates. Increased real rates for 1983-84, compared to 1982-83, reflect both recovery from the recessions of 1980-82, and much lower inflation rates during the last two years. The increase in dollar value for PCPI occurred during a period of population growth; the BEA estimates state population at 5,391,000 in 1979 and 5,837,000 in 1984, an increase of almost 450,000 persons.

Despite such progress, the news about Georgia's per capita personal income is mixed: it remains well below the national average by $1,238 in 1984, (current dollars), but the gap has narrrowed. In 1979 Georgia's PCPI was 85 percent of the national average; in 1984, for the first time, it averaged 90 percent of the U.S. value.

PERSONAL INCOME IN THE MSAS

Despite statewide progress, differences in personal income within the state remain large. In 1983, the 38 metropolitan counties increased their proportion of Georgia's total personal income to 70 percent, compared to 68.7 percent in 1979 (Table 4). The metropolitan counties had an average PCPI that measured 94 percent of the U.S. value in 1979, and 99 percent in 1983. The 121 nonmetropolitan counties also improved, but less rapidly, and the gap between the two groups actually widened. Nonmetropolitan PCPI was 70 percent of the U.S. value in 1979, and 72 percent in 1983.

The eighteen counties of the Atlanta MSA continued to dominate total personal income in 1983, accounting for almost 47 percent of the state's total in 1983. The Atlanta MSA also had the highest annual average growth rate for 1982-83, 10.8 percent for nominal TPI and 7.4 percent on a 1967 dollar basis. Over 1979-83, however, the Athens MSA outperformed Atlanta, with an annual average rate of growth of 11.8 percent nominally and 3.3 percent in real terms. Only the Chattanooga MSA failed to grow in real total personal income over 1979-83; its annual average growth rate for the period was -.8 percent. Because the data presented for the Chattanooga, Augusta, and Columbus MSAs are composite figures, including totals for counties outside Georgia, they partly reflect conditions outside the state.

Per capita personal income for MSAs showed somewhat different trends. For 1982-83, the Columbus MSA had the highest annual average rate of growth (8.8 percent in nominal PCPI, 5.4 percent in real PCPI), followed closely by the Athens and Atlanta MSAs. As Table 5 reports, for 1979-83, both the Athens and Augusta MSAs had higher annual average rates of growth than Atlanta's value. The Atlanta MSA's PCPI remained the highest in the state, however; at the current dollar figure of $12,492 in 1983, it was more than $2,000 above the state average.

Table 4

Nominal Personal Income and Annual Average Rates of Growth, Selected Years, for Georgia, Metropolitan Areas, and Counties

Area	Total Personal Income ($ Mil., current) 1979	1982	1983	Annual Average Rate of Growth (%) Nominal TPI 1979-83	1982-83	Real TPI (1967$) 1979-83	1982-83
Georgia	39773.4	54520.7	59551.3	10.6	9.2	2.2	5.8
Metropolitan Areas:							
Albany, GA	739.6	997.2	1070.7	9.7	7.4	1.3	4.0
Athens, GA	825.7	1175.6	1292.2	11.8	9.9	3.3	6.5
Atlanta, GA	18614.6	25985.7	28794.7	11.5	10.8	3.0	7.4
Augusta, GA-SC	2368.7	3350.3	3634.4	11.3	8.5	2.8	5.1
Chattanooga, TN-GA	3193.2	3996.2	4243.0	7.4	6.2	-.8	2.9
Columbus, GA-AL	1594.5	2087.7	2256.1	9.1	8.1	.8	4.7
Macon-Warner Robins, GA	1879.4	2582.2	2792.4	10.4	8.1	2.0	4.8
Savannah, GA	1660.2	2265.3	2422.0	9.9	6.9	1.5	3.6
Counties:							
Metropolitan Portion	27329.8	37890.5	41654.7	11.1	9.9	2.7	6.5
Nonmetropolitan Portion	12443.6	16630.3	17896.6	9.5	7.6	1.2	4.3
Appling	85.7	128.2	133.8	11.8	4.4	3.3	1.1
Atkinson	32.1	43.2	46.0	9.4	6.5	1.1	3.2
Bacon	51.1	62.7	65.5	6.4	4.5	-1.7	1.2
Baker	21.6	25.9	26.5	5.2	2.3	-2.8	-.9
Baldwin	209.5	291.2	320.9	11.2	10.2	2.8	6.8
Banks	47.5	65.4	75.2	12.2	15.0	3.6	11.4
Barrow	138.5	191.4	210.7	11.1	10.1	2.6	6.7
Bartow	264.6	347.0	381.8	9.6	10.0	1.3	6.6
Ben Hill	91.2	121.7	132.9	9.9	9.2	1.5	5.8
Berrien	81.1	104.3	110.6	8.1	6.0	-.2	2.7
Bibb	1086.0	1463.9	1582.8	9.9	8.1	1.5	4.8
Bleckley	64.2	86.3	92.1	9.4	6.7	1.1	3.4
Brantley	41.6	57.4	60.9	10.0	6.1	1.6	2.8
Brooks	74.1	96.1	98.2	7.3	2.2	-.9	-1.0
Bryan	57.4	80.3	88.1	11.3	9.7	2.8	6.3
Bulloch	205.8	281.7	295.5	9.5	4.9	1.1	1.6
Burke	104.9	147.4	159.2	11.0	8.0	2.5	4.6
Butts	83.5	109.8	121.2	9.8	10.4	1.4	6.9
Calhoun	36.0	45.5	45.7	6.1	.4	-1.9	-2.7
Camden	85.4	143.2	158.5	16.7	10.7	7.8	7.2
Candler	40.2	51.3	53.2	7.3	3.7	-.9	.5
Carroll	359.1	501.9	557.1	11.6	11.0	3.1	7.5
Catoosa	237.0	295.2	314.7	7.3	6.6	-.8	3.3
Charlton	36.3	49.2	53.9	10.4	9.6	2.0	6.1
Chatham	1544.6	2106.2	2249.9	9.9	6.8	1.5	3.5
Chattahoochee	107.0	136.3	141.4	7.2	3.7	-.9	.5
Chattooga	123.4	148.1	161.2	6.9	8.8	-1.2	5.5
Cherokee	348.3	513.8	576.7	13.4	12.2	4.8	8.7
Clarke	483.9	706.5	775.3	12.5	9.7	3.9	6.3
Clay	15.2	18.4	19.1	5.9	3.8	-2.2	.6
Clayton	1196.3	1581.3	1732.3	9.7	9.5	1.3	6.1
Clinch	35.6	47.0	51.6	9.7	9.8	1.4	6.4
Cobb	2793.3	4147.4	4655.5	13.6	12.3	5.0	8.8
Coffee	142.9	195.3	211.1	10.2	8.1	1.9	4.7
Colquitt	204.3	277.4	291.4	9.3	5.0	1.0	1.8
Columbia	288.1	442.5	494.8	14.5	11.8	5.8	8.3
Cook	66.9	84.9	91.3	8.1	7.5	-.1	4.2
Coweta	280.0	382.8	419.8	10.7	9.7	2.2	6.2
Crawford	45.4	56.8	60.2	7.3	6.0	-.9	2.7
Crisp	117.5	148.0	156.0	7.3	5.4	-.8	2.1
Dade	70.4	77.6	81.8	3.8	5.4	-4.1	2.1
Dawson	30.9	43.9	49.5	12.5	12.8	3.9	9.2
Decatur	158.3	201.5	218.7	8.4	8.5	.2	5.2
DeKalb	4625.9	6256.3	6877.7	10.4	9.9	2.0	6.5
Dodge	90.4	121.4	129.9	9.5	7.0	1.2	3.7
Dooly	68.0	93.2	93.3	8.2	.1	.0	-3.0
Dougherty	667.0	896.6	961.4	9.6	7.2	1.2	3.9
Douglas	385.4	541.5	603.0	11.8	11.4	3.3	7.9
Early	75.9	98.8	102.8	7.9	4.3	-.3	1.0
Echols	10.6	13.8	14.6	8.3	7.4	.1	4.0
Effingham	115.6	159.2	172.1	10.5	8.1	2.1	4.7
Elbert	119.2	159.0	171.5	9.5	7.9	1.2	4.5
Emanuel	108.6	142.1	149.6	8.3	5.3	.1	2.0
Evans	47.4	65.7	68.2	9.5	3.8	1.2	.6
Fannin	75.4	101.2	111.4	10.2	10.1	1.9	6.6
Fayette	268.5	425.0	490.9	16.3	15.5	7.4	11.9
Floyd	587.4	753.9	811.5	8.4	7.6	.2	4.3
Forsyth	209.8	300.1	332.8	12.2	10.9	3.7	7.4
Franklin	91.3	125.6	138.7	11.0	10.4	2.6	7.0
Fulton	5374.0	7230.5	7898.5	10.1	9.2	1.7	5.8
Gilmer	65.9	89.9	96.8	10.1	7.7	1.7	4.3
Glascock	15.9	20.7	21.6	8.0	4.3	-.3	1.1
Glynn	434.3	568.3	610.1	8.9	7.4	.8	4.0
Gordon	196.4	258.8	288.9	10.1	11.6	1.7	8.2
Grady	113.6	150.8	159.2	8.8	5.7	.5	2.4
Greene	57.5	78.3	86.5	10.7	10.5	2.3	7.0
Gwinnett	1439.1	2301.4	2669.2	16.7	16.0	7.8	12.4
Habersham	140.8	198.0	209.4	10.4	[redacted]	2.0	2.5
Hall	558.3	772.8	843.2	10.9	[redacted]	2.4	5.7
Hancock	43.7	56.2	60.9	8.7	8.4	.4	5.0

Area	Total Personal Income ($ Mil., current) 1979	1982	1983	Annual Average Rate of Growth (%) Nominal TPI 1979-83	1982-83	Real TPI (1967$) 1979-83	1982-83
Haralson	120.4	163.2	176.7	10.1	8.3	1.7	4.9
Harris	89.0	116.8	127.9	9.5	9.5	1.2	6.1
Hart	108.5	146.8	160.4	10.3	9.3	1.9	5.9
Heard	39.4	52.4	57.8	10.1	10.3	1.7	6.9
Henry	277.2	376.6	421.6	11.1	11.9	2.6	8.5
Houston	566.5	805.8	870.9	11.4	8.1	2.9	4.7
Irwin	52.1	68.9	70.6	7.9	2.5	-.3	-.7
Jackson	152.9	207.7	227.6	10.5	9.6	2.0	6.2
Jasper	48.4	64.7	70.3	9.8	8.7	1.4	5.3
Jeff Davis	72.7	95.6	101.9	8.8	6.6	.5	3.3
Jefferson	98.7	132.9	141.3	9.4	6.3	1.1	3.0
Jenkins	40.9	53.5	56.2	8.3	5.0	.0	1.8
Johnson	44.5	58.4	62.9	9.0	7.7	.7	4.3
Jones	103.9	146.2	159.3	11.3	9.0	2.8	5.6
Lamar	69.1	92.1	99.8	9.6	8.4	1.3	5.0
Lanier	27.4	37.1	39.4	9.5	6.2	1.2	2.9
Laurens	234.2	310.8	334.6	9.3	7.7	1.0	4.3
Lee	72.6	100.6	109.3	10.8	8.6	2.3	5.3
Liberty	186.9	307.8	322.9	14.6	4.9	5.9	1.6
Lincoln	37.3	48.6	51.8	8.6	6.6	.3	3.3
Long	22.6	33.2	35.4	11.9	6.6	3.4	3.3
Lowndes	419.4	562.2	612.6	9.9	9.0	1.6	5.6
Lumpkin	56.0	79.8	87.4	11.8	9.5	3.3	6.1
McDuffie	110.6	149.3	160.2	9.7	7.3	1.4	4.0
McIntosh	36.1	48.9	51.0	9.0	4.3	.7	1.0
Macon	70.5	87.7	93.2	7.2	6.3	-.9	3.0
Madison	103.4	141.0	154.7	10.6	9.7	2.2	6.3
Marion	28.0	36.1	38.5	8.3	6.6	.0	3.3
Meriwether	108.7	143.0	154.4	9.2	8.0	.9	4.6
Miller	41.5	50.4	51.8	5.7	2.8	-2.3	-.4
Mitchell	114.5	150.7	160.3	8.8	6.4	.5	3.1
Monroe	90.2	120.8	129.0	9.4	6.8	1.0	3.5
Montgomery	36.6	49.5	52.5	9.4	6.1	1.1	2.8
Morgan	73.1	99.2	106.2	9.8	7.1	1.4	3.7
Murray	117.1	149.5	167.6	9.4	12.1	1.1	8.6
Muscogee	1213.6	1613.3	1748.5	9.6	8.4	1.2	5.0
Newton	225.6	314.7	345.2	11.2	9.7	2.8	6.3
Oconee	85.5	120.4	134.6	12.0	11.8	3.5	8.3
Oglethorpe	52.2	68.8	75.3	9.6	9.4	1.3	6.0
Paulding	160.7	220.4	244.1	11.0	10.8	2.6	7.3
Peach	123.1	166.3	179.4	9.9	7.9	1.5	4.5
Pickens	75.5	102.1	111.0	10.1	8.7	1.7	5.3
Pierce	61.8	84.6	88.8	9.5	5.0	1.2	1.7
Pike	56.6	70.4	76.1	7.7	8.1	-.5	4.7
Polk	204.2	265.8	285.5	8.7	7.4	.5	4.1
Pulaski	55.7	76.0	79.3	9.2	4.3	.9	1.1
Putnam	60.8	87.1	90.1	10.3	3.4	1.9	.2
Quitman	10.9	13.9	14.7	7.8	5.8	-.4	2.5
Rabun	53.5	71.5	77.6	9.7	8.5	1.4	5.1
Randolph	47.1	58.5	60.0	6.2	2.6	-1.8	-.6
Richmond	1213.5	1718.2	1862.3	11.3	8.4	2.8	5.0
Rockdale	286.3	411.4	454.8	12.3	10.5	3.7	7.1
Schley	19.5	25.4	27.0	8.5	6.3	.2	3.0
Screven	81.0	101.4	107.1	7.2	5.6	-.9	2.3
Seminole	54.7	68.4	71.4	6.9	4.4	-1.2	1.1
Spalding	326.4	429.0	466.0	9.3	8.6	1.0	5.2
Stephens	139.8	171.3	189.5	7.9	10.6	-.3	7.2
Stewart	28.4	36.6	39.8	8.7	8.2	.4	4.8
Sumter	188.2	243.4	266.1	9.0	9.3	.7	5.9
Talbot	30.6	40.8	43.2	9.0	6.4	.7	3.1
Taliferro	12.7	15.8	16.6	6.9	5.1	-1.2	1.8
Tattnall	87.0	120.3	125.9	9.5	4.2	1.2	.9
Taylor	44.4	58.2	61.9	8.7	6.4	.4	3.0
Telfair	66.7	87.9	93.3	8.8	6.1	.5	2.8
Terrell	59.8	81.1	80.8	7.8	-.4	-.4	-3.5
Thomas	247.7	333.6	358.8	9.7	7.6	1.4	4.2
Tift	210.8	283.3	305.0	9.7	7.7	1.3	4.3
Toombs	120.8	164.3	175.1	9.7	6.6	1.4	3.3
Towns	25.4	36.9	40.6	12.4	10.0	3.9	6.6
Treutlen	28.8	38.4	41.2	9.4	7.3	1.0	3.9
Troup	336.1	458.3	500.0	10.4	9.1	2.0	5.7
Turner	59.9	78.0	79.5	7.3	1.9	-.8	-1.3
Twiggs	44.6	60.7	64.7	9.7	6.6	1.4	3.3
Union	37.3	54.5	59.3	12.3	8.8	3.7	5.4
Upson	157.1	205.6	222.5	9.1	8.2	.8	4.8
Walker	370.2	451.9	478.9	6.6	6.0	-1.5	2.7
Walton	195.8	252.3	274.8	8.8	8.9	.6	5.5
Ware	240.0	321.7	348.1	9.7	8.2	1.4	4.8
Warren	34.1	44.6	46.8	8.2	4.9	.0	1.7
Washington	112.4	145.2	156.2	8.6	7.6	.3	4.2
Wayne	123.2	173.6	174.4	9.1	.5	.8	-2.7
Webster	14.5	17.2	17.8	5.3	3.5	-2.8	.3
Wheeler	26.1	32.4	33.9	6.8	4.6	-1.4	1.4
White	49.8	70.4	76.7	11.4	8.9	2.9	5.6
Whitfield	494.1	621.8	685.3	8.5	10.2	.3	6.8
Wilcox	41.6	53.1	54.8	7.1	3.2	-1.0	.0
Wilkes	67.0	89.5	95.9	9.4	7.2	1.1	3.8
Wilkinson	61.3	82.8	89.7	10.0	8.3	1.6	5.0
Worth	106.0	136.0	141.8	7.5	4.3	-.6	1.9

Source: U.S. Department of Commerce, Bureau of Economic Analysis, Regional Economic Information System, "Personal Income, for Counties and Metropolitan Areas," (Georgia), April, 1985. Annual average rates of growth computed by the Division of Research, College of Business Administration, University of Georgia. Real rates of growth based on nominal values deflated by the U.S. Consumer Price Index for All Urban Consumers (All Items), 1967=100.

Table 5

Per Capita Personal Income and Annual Average Rates of Growth, Selected Years, for Georgia, Metropolitan Areas, and Counties

Area	Per Capita Personal Income ($ current) 1979	1982	1983	Rank* in 1983	Annual Average Rate of Growth (%) Nominal PI 1979-83	1982-83	Real PI (1967$) 1979-83	1982-83
Georgia	7377	9654	10389	--	8.9	7.6	.8	4.3
Metropolitan Areas:								
Albany, GA	6677	8638	9228	278	8.4	6.8	.2	3.5
Athens, GA	6584	8790	9556	266	9.8	8.7	1.4	5.3
Atlanta, GA	8871	11573	12492	61	8.9	7.9	.6	4.6
Augusta, GA-SC	6957	9439	10074	234	9.7	6.7	1.3	3.4
Chattanooga, TN-GA	7537	9342	9948	243	7.2	6.5	-1.0	3.2
Columbus, GA-AL	6655	8574	9328	272	8.8	8.8	.5	5.4
Macon-Warner Robins, GA	7154	9554	10200	225	9.3	6.8	1.0	3.4
Savannah, GA	7557	9874	10467	210	8.5	6.0	.2	2.7
Counties:								
Metropolitan Portion	8159	10693	11527	--	9.0	7.8	.7	4.4
Nonmetropolitan Portion	6094	7904	8448	--	8.5	6.9	.2	3.6
Appling	5634	8102	8307	72	10.2	2.5	1.8	-.7
Atkinson	5268	6981	7458	116	9.1	6.8	.8	3.5
Bacon	5541	6585	6835	140	5.4	3.8	-2.6	.6
Baker	5650	6578	6830	141	4.9	3.8	-3.1	.6
Baldwin	6080	7925	8649	58	9.2	9.1	.9	5.7
Banks	5668	7076	8010	90	9.0	13.2	.7	9.7
Barrow	6640	8581	9158	37	8.4	6.7	.1	3.4
Bartow	6607	8212	8827	46	7.5	7.5	-.7	4.1
Ben Hill	5884	7389	8020	88	8.1	8.5	-.2	5.2
Berrien	5946	7589	8015	89	7.8	5.6	-.5	2.3
Bibb	7187	9547	10202	17	9.2	6.9	.8	3.5
Bleckley	5916	7998	8540	61	9.6	6.8	1.3	3.4
Brantley	5370	6385	6744	143	5.9	5.6	-2.2	2.3
Brooks	4912	6277	6369	154	6.8	1.8	-1.3	-1.4
Bryan	5888	7413	7739	105	7.1	4.4	-1.1	1.1
Bulloch	5816	7711	8073	85	8.5	4.7	.3	1.4
Burke	5462	7396	7761	102	9.2	4.9	.9	1.7
Butts	6084	7368	7928	96	6.8	7.6	-1.3	4.2
Calhoun	6071	7915	7985	92	7.1	.9	-1.1	-2.3
Camden	6867	9062	9547	27	8.6	5.4	.3	2.1
Candler	5476	6786	7033	131	6.5	3.6	-1.8	.4
Carroll	6425	8495	9216	34	9.4	8.5	1.1	5.1
Catoosa	6665	7738	8227	77	5.4	6.3	-2.6	3.0
Charlton	4926	6585	7130	130	9.7	8.3	1.3	4.9
Chatham	7659	10029	10653	10	8.6	6.2	.3	2.9
Chattahoochee	4882	6550	7177	129	10.1	9.6	1.7	6.2
Chattooga	5604	6869	7492	115	7.5	9.1	-.7	5.7
Cherokee	7088	9010	9637	26	8.0	7.0	-.2	3.6
Clarke	6667	9313	10183	18	11.2	9.3	2.7	5.9
Clay	4217	5198	5467	159	6.7	5.2	-1.4	1.9
Clayton	8057	10151	10987	7	8.1	8.2	-.2	4.9
Clinch	5419	7017	7633	109	8.9	8.8	.6	5.4
Cobb	9724	12921	13913	1	9.4	7.7	1.0	4.3
Coffee	5401	7086	7534	114	8.7	6.3	.4	3.0
Colquitt	5847	7648	8002	91	8.2	4.6	-.1	1.4
Columbia	7452	10088	10698	9	9.5	6.0	1.1	2.7
Cook	5020	6154	6628	145	7.2	7.7	-1.0	4.3
Coweta	7334	9298	9991	21	8.0	7.5	-.2	4.1
Crawford	6038	7923	8446	65	8.8	6.6	.5	3.3
Crisp	5967	7392	7779	101	6.9	5.2	-1.3	2.0
Dade	5756	6573	7015	132	5.1	6.7	-2.9	3.4
Dawson	6548	8447	8885	44	7.9	5.2	-.3	1.9
Decatur	6312	7649	8317	70	7.1	8.7	-1.0	5.3
DeKalb	9633	12698	13750	2	9.3	8.3	1.0	4.9
Dodge	5383	7100	7614	110	9.1	7.2	.8	3.9
Dooly	6218	8710	8795	50	9.1	1.0	.8	-2.2
Dougherty	6709	8721	9355	29	8.7	7.3	.4	3.9
Douglas	7219	9233	9943	22	8.3	7.7	.1	4.3
Early	5832	7410	7756	104	7.4	4.7	-.8	1.4
Echols	4514	6071	6521	148	9.6	7.4	1.3	4.1
Effingham	6421	8191	8524	62	7.3	4.1	-.8	.8
Elbert	6482	8367	9031	40	8.7	7.9	.5	4.6
Emanuel	5242	6680	7002	134	7.5	4.8	-.7	1.6
Evans	5478	7598	7867	99	9.5	3.5	1.1	.3
Fannin	5089	6730	7331	122	9.5	8.9	1.2	5.5
Fayette	10115	12587	13455	3	7.4	6.9	-.8	3.8
Floyd	7383	9477	10258	16	8.6	8.2	.3	4.9
Forsyth	7878	9942	10645	11	7.8	7.1	-.4	3.7
Franklin	6043	8127	8860	45	10.0	9.0	1.7	5.6
Fulton	9105	12013	13012	4	9.3	8.3	1.0	4.9
Gilmer	6004	7837	8396	68	8.7	7.1	.5	3.8
Glascock	7269	8750	9325	30	6.4	6.6	-1.7	3.3
Glynn	7981	10125	10719	8	7.7	5.9	-.5	2.6
Gordon	6534	8434	9302	31	9.2	10.3	.9	6.9
Grady	5729	7509	7873	98	8.3	4.8	.0	1.6
Greene	4983	6755	7321	123	10.1	8.4	1.7	5.0
Gwinnett	9204	11964	12799	5	8.6	7.0	.3	3.6
Habersham	5639	7588	7946	94	9.0	4.7	.7	1.5
Hall	7517	9882	10613	12	9.0	7.4	.7	4.1
Hancock	4599	5959	6487	150	9.0	8.9	.7	5.5
Haralson	6714	8614	9290	33	8.5	7.8	.2	4.5
Harris	5860	7546	8112	83	8.5	7.5	.2	4.2
Hart	5922	7735	8419	66	9.2	8.8	.9	5.5
Heard	6235	7927	8576	60	8.3	8.2	.1	4.8
Henry	8051	9883	10589	14	7.0	7.2	-1.1	3.8

Area	Per Capita Personal Income ($ current) 1979	1982	1983	Rank* in 1983	Annual Average Rate of Growth (%) Nominal TPI 1979-83	1982-83	Real TPI (1967$) 1979-83	1982-83
Houston	7395	9957	10807	13	9.4	8.5	1.1	3.2
Irwin	5767	7665	7760	103	7.7	1.2	-.5	-1.9
Jackson	6054	7892	8503	63	8.9	7.7	.6	4.4
Jasper	5875	8676	9292	32	12.1	7.1	3.6	3.8
Jeff Davis	6371	8127	8674	56	8.0	6.7	-.2	3.4
Jefferson	5419	7175	7606	111	8.8	6.0	.6	2.7
Jenkins	4753	6119	6433	152	7.9	5.1	-.4	1.9
Johnson	5189	6741	7252	126	8.7	7.6	.5	4.2
Jones	6503	8382	8899	43	8.2	6.2	-.1	2.9
Lamar	5700	7636	8209	78	9.5	7.5	1.2	4.2
Lanier	4908	6457	6876	138	8.8	6.5	.5	3.2
Laurens	6264	8228	8806	47	8.9	7.0	.6	3.7
Lee	6395	7958	8246	74	6.6	3.6	-1.5	.4
Liberty	5344	7494	7932	95	10.4	5.8	2.0	2.5
Lincoln	5408	7220	7706	107	9.3	6.7	.9	3.4
Long	5155	6671	6986	135	7.9	4.7	-.3	1.5
Lowndes	6216	8149	8728	53	8.9	7.1	.6	3.8
Lumpkin	5299	7085	7717	106	9.9	8.9	1.5	5.5
McDuffie	6027	7887	8315	71	8.4	5.4	.1	2.1
McIntosh	4525	5990	6200	157	8.2	3.5	.0	.3
Macon	5096	6137	6499	140	6.3	5.9	-1.8	2.8
Madison	6630	7659	8267	73	5.7	7.9	-2.4	4.6
Marion	5239	6923	7339	121	8.8	6.0	.5	2.7
Meriwether	5163	6734	7233	127	8.8	7.4	.5	4.1
Miller	6082	7207	7389	120	5.0	2.5	-3.0	-.7
Mitchell	5515	7028	7419	118	7.7	5.6	-.5	2.3
Monroe	6330	8234	8803	48	8.6	6.9	.3	3.6
Montgomery	5104	7104	7428	117	9.8	4.6	1.5	1.3
Morgan	6523	8214	8711	54	7.5	6.1	-.7	2.7
Murray	6116	7214	7982	93	6.9	10.6	-1.3	7.2
Muscogee	7143	9197	10002	20	8.8	8.8	.5	5.4
Newton	6610	8434	9088	38	8.3	7.8	.0	4.4
Oconee	7138	9148	9896	23	8.5	8.2	.3	4.8
Oglethorpe	5802	7489	8062	86	8.6	7.7	.3	4.3
Paulding	6388	8058	8667	57	7.9	7.6	-.3	4.2
Peach	6466	8963	9645	25	10.5	7.6	2.1	4.3
Pickens	6631	8387	8995	41	7.9	7.2	-.3	3.9
Pierce	5280	6850	7261	124	8.3	6.0	.0	2.7
Pike	6632	8255	8922	42	7.7	8.1	-.5	4.7
Polk	6324	8090	8691	55	8.3	7.4	.0	4.1
Pulaski	6348	8423	8792	51	8.5	4.4	.2	1.1
Putnam	5939	8180	8240	75	8.5	.7	.3	-2.4
Quitman	4618	5967	6329	155	8.2	6.1	.0	2.8
Rabun	5262	6730	7258	125	8.4	7.8	.1	4.5
Randolph	4877	6066	6297	156	6.6	3.8	-1.5	.6
Richmond	6763	9372	10042	19	10.4	7.1	2.0	3.8
Rockdale	8083	10420	11253	6	8.6	8.0	.4	4.6
Schley	5534	7418	7886	97	9.3	6.3	.9	3.0
Screven	5800	7078	7398	119	6.3	4.5	-1.8	1.3
Seminole	6104	7632	8088	64	7.3	6.0	-.9	2.7
Spalding	6940	8550	9207	35	7.3	7.7	-.8	4.3
Stephens	6425	7788	8479	64	7.2	8.9	-1.0	5.5
Stewart	4760	6210	6614	146	8.6	6.5	.3	3.2
Sumter	6494	8072	8800	49	7.0	9.0	-.3	5.6
Talbot	4569	5982	6418	153	8.9	7.3	.6	3.9
Taliaferro	6032	7686	8145	81	7.8	6.0	-.4	2.7
Tattnall	4750	6823	7012	133	10.2	2.8	1.8	-.4
Taylor	5514	7301	7824	100	9.1	7.2	.8	3.8
Telfair	5624	7720	8209	78	9.9	6.3	1.5	3.0
Terrell	4967	6728	6752	142	8.0	.4	-.2	-2.8
Thomas	6448	8809	9199	36	9.3	6.9	1.0	3.5
Tift	6459	8414	9069	39	8.9	7.8	.6	4.4
Toombs	5351	7148	7563	112	9.0	5.8	.7	2.5
Towns	4841	6055	6452	151	8.6	6.6	.3	3.2
Treutlen	4729	6176	6608	147	8.7	7.0	.4	3.6
Troup	6826	9025	9822	24	9.5	8.8	1.2	5.4
Turner	6371	8113	8177	80	5.4	.8	-1.7	-2.4
Twiggs	4610	6427	6875	139	10.5	7.0	2.1	3.6
Union	4194	5519	5945	158	9.2	7.7	.9	4.4
Upson	6073	7844	8238	76	7.9	7.7	-.3	4.4
Walker	6550	7925	8418	67	6.5	6.2	-1.6	2.9
Walton	6288	8104	8764	52	8.7	8.1	.4	4.8
Ware	6389	8578	9398	28	10.1	9.6	1.7	6.1
Warren	5208	6822	6977	136	7.8	5.4	-.6	2.1
Washington	5960	7800	8143	82	8.1	7.1	-.1	3.8
Wayne	6038	8040	8044	87	7.4	.0	-.7	-3.1
Webster	6267	7229	7549	113	4.8	4.4	-3.2	1.2
Wheeler	5096	6301	6711	144	7.1	6.5	-1.0	3.2
White	5059	6585	6950	137	8.3	5.5	.0	2.3
Whitfield	7517	9432	10390	15	8.4	10.2	.2	6.7
Wilcox	5480	6949	7220	128	7.1	3.9	-1.0	.7
Wilkes	6271	8003	8595	59	8.2	7.4	.0	4.1
Wilkinson	5903	7913	8391	69	9.2	6.0	.9	2.7
Worth	5943	7389	7682	108	6.6	4.0	-1.6	.7

* Metropolitan areas are ranked nationally; counties are ranked within Georgia.
-- Not applicable.

Source: U.S. Department of Commerce, Bureau of Economic Analysis, Survey of Current Business, Vol. 65, No. 4 (April, 1985); Bureau of Economic Analysis, Regional Economic Information System, "Per Capita Personal Income, for Counties and Metropolitan Areas," (Georgia), April, 1985. Annual average growth rates computed by the Division of Research, College of Business Administration, University of Georgia. Real rates of growth based on nominal values deflated by the U.S. Consumer Price Index for All Urban Consumers (All Items), 1967=100.

Only one other MSA, Savannah, with a PCPI of $10,467, exceeded the state average in that year. Nationally, the Atlanta MSA ranked 61st in PCPI; Georgia's other MSAs ranged between 210th for Savannah and 278th for Albany.

TOTAL PERSONAL INCOME IN COUNTIES

All of Georgia's 159 counties showed growth in current-dollar total personal income over 1979-83, with annual average growth rates varying from 3.8 percent in Dade County to 16.7 percent in Camden and Gwinnett counties. But as Table 6 shows, when total personal income is adjusted for inflation, the picture is quite different. Thirty-seven counties (23.3 percent) had negative or zero annual average growth rates in TPI for 1979-83. Another 86 or 54.1 percent of the total grew at annual average rates less than the state average of 2.2 percent. Only 36 counties grew at rates equalling or exceeding that average. The relatively high nominal rates convert to much lower real rates, but the range remains substantial, from Dade County's -4.1 percent to 7.8 percent for Camden and Gwinnett counties.

For 1982-83, nominal annual average growth rates for total personal income ranged from -.4 percent for Terrell County (the only county showing a loss), to 16 percent for Gwinnett County. Corresponding annual average growth rates for real total personal income were -3.5 percent to 12.4 percent. Eleven counties had negative or zero real growth; an additional 103 grew at less than the state average of 5.8 percent. Only 45 counties equalled or exceeded the one-year rate of real TPI growth for the state.

PER CAPITA PERSONAL INCOME IN COUNTIES

From 1979 to 1983, current-dollar per capita personal income grew for all of Georgia's counties, at nominal annual average growth rates ranging from Webster County's 4.8 percent, to Jasper County's 12.1 percent. The corresponding rates for real PCPI were -3.2 percent to 3.6 percent. For 1982-83, Banks County had the highest annual average rate of growth, 13.2 percent in nominal PCPI, equivalent to 9.7 percent real growth. Wayne County's annual average rate of growth of -3.1 percent, nominally zero, was the lowest.

Eleven counties had negative or zero annual average rates of growth in real PCPI for 1982-83; 99 more grew at rates lower than the state average of 4.3 percent and 49 had rates equalling or exceeding the average. The impacts of inflation and recession are most apparent in annual average growth rates in real PCPI for 1979-83: 72 of the state's counties had negative or zero annual average growth rates. The rates of 33 more, although positive, were less than the state average of .6 percent. Fifty-four counties had rates equal to or above the average (Table 7).

Geographically, the counties with the highest annual average rates of growth in real per capita personal income over 1979-83 were scattered over the eastern half of the state; counties with negative to zero growth clustered in

Table 6

Annual Average Rate of Growth in Real Total Personal Income, by County, for Selected Periods

Annual Average Rate of Growth (percent)	Number of Counties	Percent of Total (N=159)
	1982-1983	
Negative to zero	11	6.9
0.1 - 2.9	37	23.3
3.0 - 5.9	70	44.0
6.0 - 8.9	37	23.3
9.0 or over	4	2.5
Georgia Average = 5.8%		
Counties below average	114	71.7
Counties above average	45	28.3
	1979-1983	
Negative to zero	37	23.3
0.1 - 0.9	26	16.4
1.0 - 1.9	53	33.3
2.0 - 2.9	23	14.5
3.0 or over	20	12.6
Georgia Average = 2.2%		
Counties below average	123	77.4
Counties above average	36	22.7

Note: Percentages may not add to 100 because of rounding.
Source: See Table 4.

Table 7

Annual Average Rate of Growth in Real Per Capita Personal Income, by County, for Selected Periods

Annual Average Rate of Growth (percent)	Number of Counties	Percent of Total (N=159)
	1982-1983	
Negative to zero	11	6.9
0.1 - 1.9	26	16.4
2.0 - 3.9	62	39.0
4.0 - 5.9	54	34.0
6.0 or over	6	3.8
Georgia Average = 4.3%		
Counties below average	110	69.2
Counties above average	49	30.8
	1979-1983	
Negative or zero	72	45.3
0.1 - 0.9	58	36.5
1.0 - 1.9	23	14.5
2.0 or over	6	3.8
Georgia Average = .6%		
Counties below average	105	66.0
Counties above average	54	34.0

Note: Percentages may not add to 100 because of rounding.
Source: See Table 5.

Table 8

PCPI Distribution for Georgia Counties
1979, 1982, 1983
(Percentage of National Average)

% of National Average	1979 # of Counties	1979 % (N=159)	1982 # of Counties	1982 % (N=159)	1983 # of Counties	1983 % (N=159)
Under 60%	26	16.4	25	15.7	23	14.5
60 - 69%	54	34.0	57	35.9	54	34.0
70 - 79%	55	34.6	50	31.5	50	31.5
80 - 89%	14	8.8	16	10.1	18	11.3
90% or over	10	6.3	11	6.9	14	8.8
	159	100.1	159	100.1	159	100.1

Note: Percentages may not add to 100 because of rounding.
Source: Based on U.S. Department of Commerce, Bureau of Economic Analysis, Regional Economic Information System, April, 1985 data.

Figure 1

Annual Average Rates of Growth in Real PCPI
1979-1983

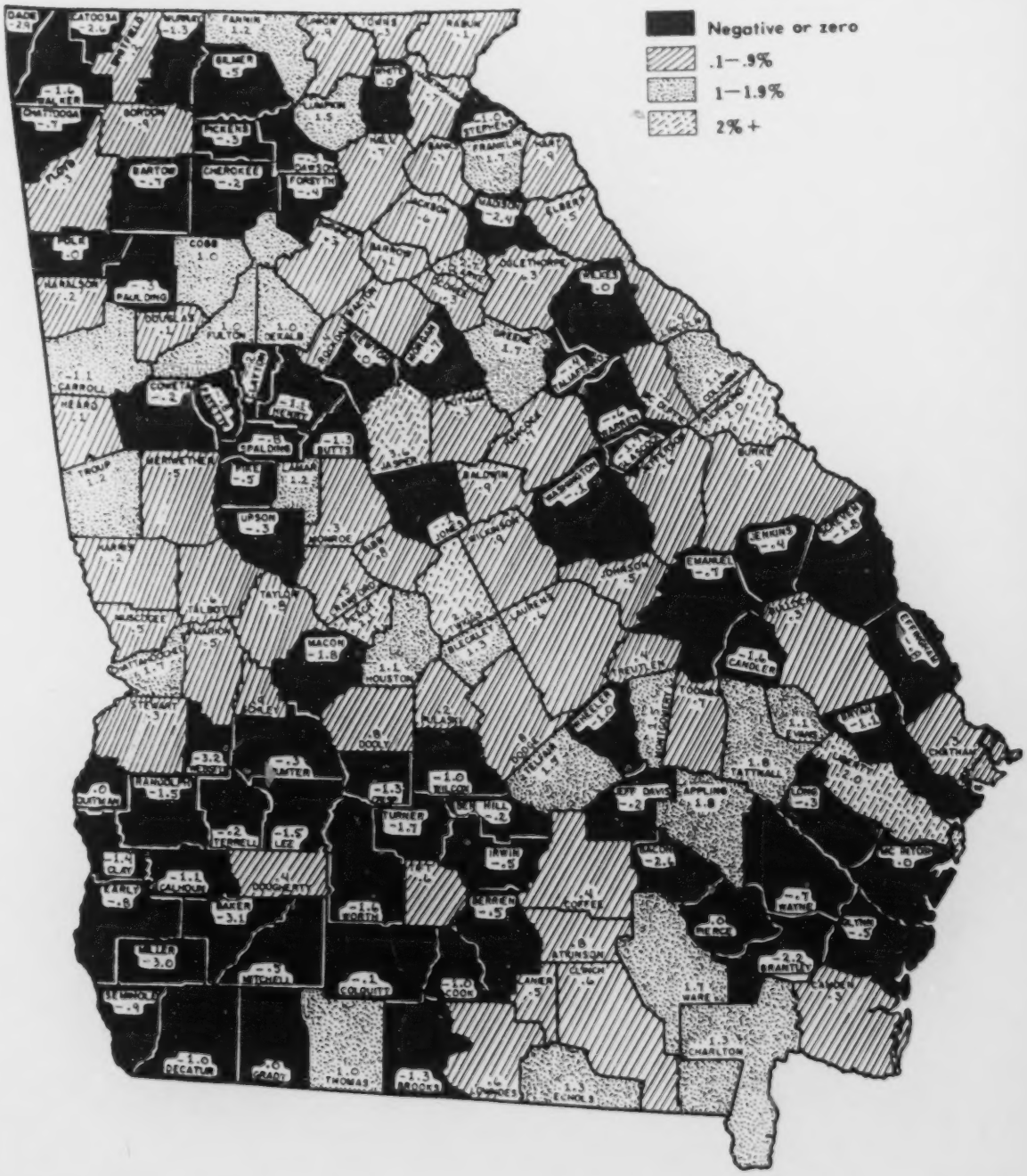


Figure 2

Percentage Change in Real PCPI, 1982-1983

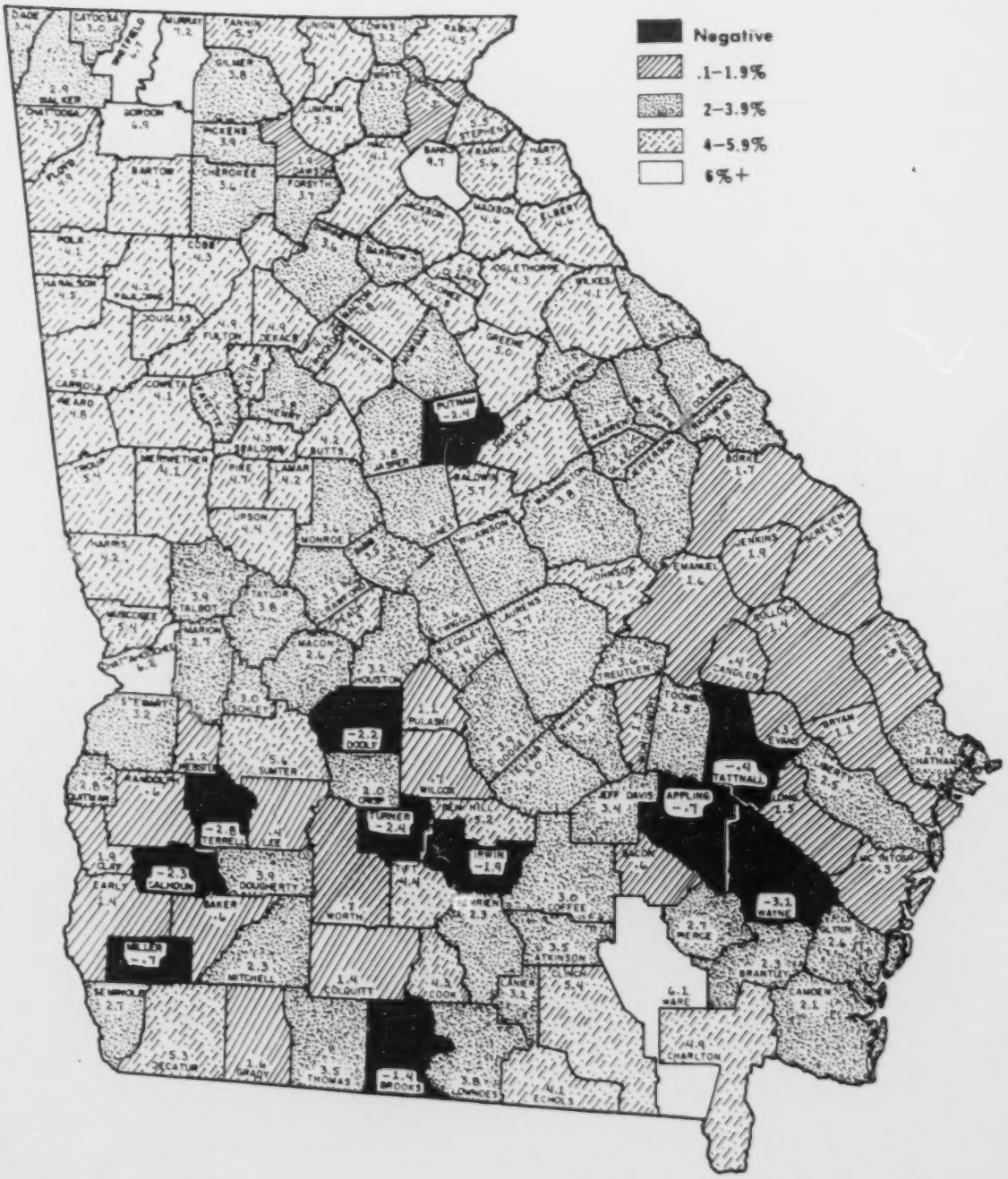
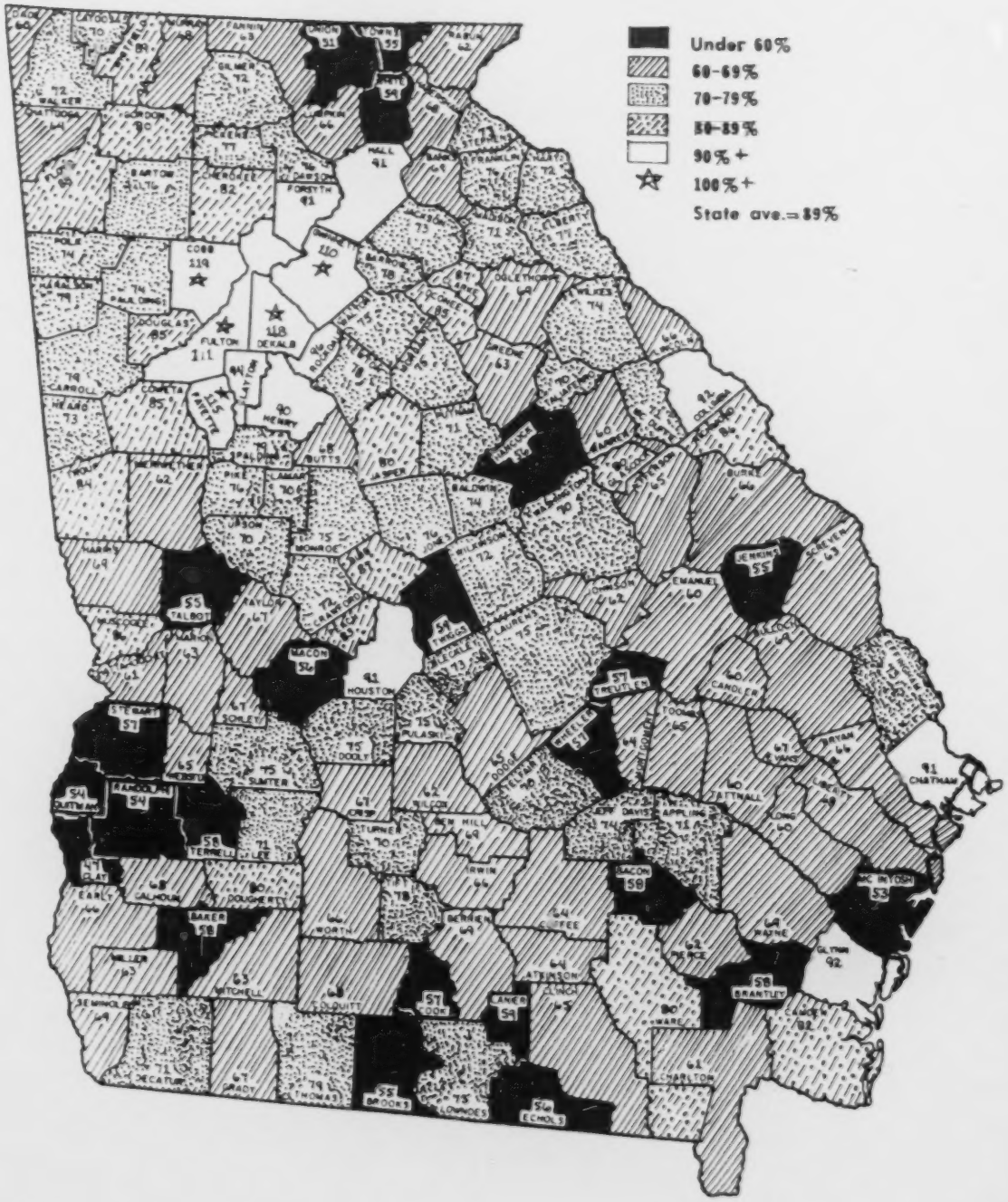


Figure 3

PCPI as Percent of U.S. Average, 1983



southwest Georgia, the coastal area, in the northern highlands, and in a band south of the central metropolitan counties of Atlanta (Figure 1). In 1982-83, higher-growth counties clustered north of the fall line, with few exceptions; low-growth counties were concentrated south of that division, with scattered representation elsewhere (Figure 2).

The geographical pattern of per capita personal income as a percentage of the national average most clearly shows the concentration of income in the Atlanta area (Figure 3) and, to a lesser extent, in other metropolitan counties. Although no one region has a monopoly on counties with PCPIs well below the national average, the southwestern corner of the state -- with the exception of Dougherty County -- has the highest concentration.

As a percentage of the national average, county PCPIs for 1979, 1982, and 1983 exhibited a gently rising trend (Table 8). The number of counties with PCPIs at less than 60 percent of the U.S. level declined slightly; the number at higher levels -- 80 percent or more of the U.S. average -- increased from 24 in 1979 to 32 in 1983.

CONCLUSIONS

An analysis of nominal and real total personal income and per capita personal income in Georgia for 1979-83 and 1982-83 indicates:

Total personal income for the state as a whole grew rapidly, at rates well above those for the U.S. as a whole. The most recent estimates, for 1984, indicate an increasing rate of growth for the last year, as the state's economy continues its post-recession expansion.

Per capita personal income for the state also increased, reaching 90 percent of the U.S. value in 1984, and outperforming national annual average rates of growth for the periods studied.

Total personal income remained concentrated in Georgia's metropolitan counties, particularly Atlanta. When adjusted for inflation, however, a picture of almost-universal nominal growth changes; only 22.7 percent of all counties met or exceeded the state's annual average rate of growth for real TPI over 1979-83, and only 28.7 percent matched or exceeded the equivalent state average for 1982-83. Lower-growth counties were concentrated in rural areas south of the fall line, and -- to a much lesser extent --in the northern highlands.

The distribution of per capita personal income among counties was similar to that of total personal income. Although annual average rates of growth for 1979-83 and 1982-83 indicate substantial recovery from the recessions of 1980-82 for some areas, only 34 percent of the state's counties met or exceeded the state's annual average rate of growth for 1979-83; 30.8 percent did so in 1982-83.

The revision of personal income data for local areas has substantially altered the relative positions of counties, with respect to both total personal income and per capita personal income rankings. When the revisions are completed and extended to earlier years, the history of personal income growth in Georgia's MSAs and counties may have to be retold. In the meantime, the latest data show a state progressing, but at uneven rates within its boundaries.

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*Dollar amounts in Tables 2 and 3 are revised totals issued in August 1985. The state totals are slightly different from those given in the remaining tables, which are based upon data issued in April 1985. The first-round state totals have been retained for tables examining MSA and/or county data, in order to maintain internal consistency for those data. State rates of growth based on the earlier estimates will differ somewhat from those given in Tables 2 and 3.

Composite Indexes of Leading and Coincident Georgia Economic Indicators

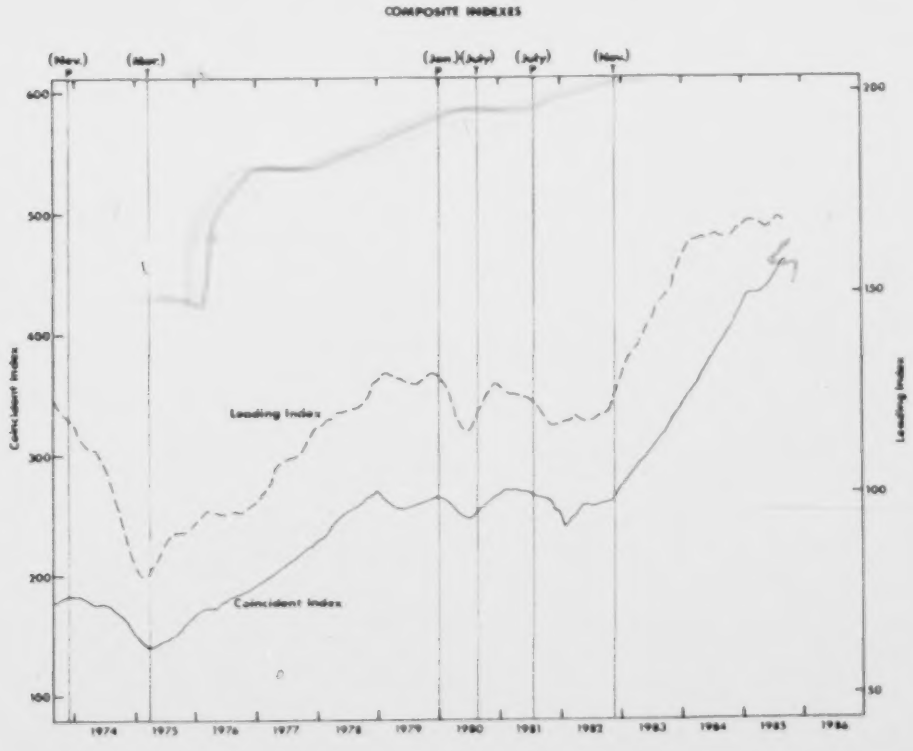
Following two months of upward movement by both the leading and coincident indicators, the indexes of the Georgia economy moved in opposite directions during August. The coincident indicator advanced by 1.6 percent in August compared to July. This change is consistent with growth of the coincident indicator observed over the summer months. The slight .5 percent upturn in seasonally adjusted real retail sales was responsible for the August increase in the coincident indicator. Although recently the month-over-month changes in the level of real retail sales has varied between -2.1 percent and +3.1 percent, retail spending is up an average of almost 4 percent compared to figures a year ago.

The remaining components of the coincident indicator showed slight declines in August. Seasonally adjusted real manufacturing weekly earnings were off .4 percent, while seasonally adjusted nonagricultural employment was down less than .1 percent. Over the past few months there have been essentially no changes in the number of seasonally adjusted jobs. When current figures are compared to those of a year ago, however, nonagricultural employment is up 5 to 6 percent.

The leading indicator dropped .6 percent in August. This decline followed increases of .7 percent during both of the previous two months. Decreases in seasonally adjusted new housing permits and in the Help Wanted Advertising index for Atlanta accounted for the August change in the leading indicator.

The volatile new housing permits series was down 3.7 percent in August after an increase of 24.6 percent the previous month. The advertising index has declined for the past two months, down 5.9 percent in July and an additional 8.1 percent in August. A reduction in the number of seasonally adjusted initial unemployment claims filed during August partially offset declines in new housing permits and in the advertising index. August unemployment claims were down 5.6 percent compared to the previous month; they were 8.8 percent below year ago levels.

The mixed results of both the leading and coincident indicators and the individual components suggest no basic change in the size or direction of the state's economic expansion. Growth of the Georgia economy remains essentially stable.



GEORGIA BUSINESS STATISTICS

SERIES	AUG 1985	JULY 1985	JUNE 1985	AUG 1984
Georgia Leading Indicators Index[1] (1969=100)	169.63	170.59	169.46	165.61
Georgia Coincident Indicators Index[2] (1969=100)	463.09	455.76	447.06	398.32
Nonagricultural Employment[2] (thousands)	2611.6[r]	2601.9[r]	2608.5[r]	2484.2
Manufacturing Employment[2] (thousands)	546.3[r]	539.9[r]	543.6[r]	554.9
Average Weekly Earnings, Manufacturing[2] (dollars)	328.41[r]	326.03[r]	323.46[r]	314.16
Help Wanted Advertising, Atlanta Index[3] (1967=100)	262	285	303	254
Taxable Retail Sales[4] ($ millions)	3122.4	3133.2	3331.1[r]	2863.6
Building Permits[5]				
Residential Housing Units, Private (thousands)	6.8	6.4	6.2	6.6
Value of Residential Housing ($ thousands)	306237	274670	267992	265818
Value of Nonresidential Construction ($ thousands)	222594	184974	179633	145402
Industrial Buildings	21899	17683	46735	14915
Office, Bank and Other Professional Buildings	97254	30318	39838	42293
Stores and Other Mercantile Buildings	30857	38072	16037	22589
Other	72584	98901	77023	64969
Consumer Price Index[6] (CPI-U, all items)				
South U.S. (December 1977 = 100)	174.5	--	173.8	169.2
South/Population more than 1,250,000	174.8	--	174.1	168.7
South/Population 385,000 - 1,250,000	176.0	--	175.3	170.6
South/Population 75,000 - 385,000	173.5	--	172.8	168.6
South/Population 2,500 - 75,000	172.8	--	172.2	168.7
Atlanta (1967=100)	331.4	--	328.0	315.9
Prices Received by Farmers, Georgia Index[7] (1977=100)	120[r]	121	123	124
	1985:II	**1985:I**	**1984:IV**	**1984:III**
Total Personal Income[8] ($ millions)	72260	71554	70045	68398

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[1]Georgia Economic Forecasting Project, Division of Research, College of Business Administration, University of Georgia. Initial monthly values subject to revision.

[2]Labor Information Systems, Georgia Department of Labor.

[3]Series published by The Conference Board, Inc.

[4]Derived by the Division of Research, College of Business Administration, University of Georgia, from data of the Sales and Use Tax System, Georgia Department of Revenue.

[5]U.S. Department of Commerce, Bureau of the Census. 1984 data adjusted for comparability with 17,000 place universe.

[6]U.S. Department of Labor, Bureau of Labor Statistics, Southeastern Regional Office.

[7]Georgia Department of Agriculture, Georgia Crop Reporting Service.

[8]U.S. Department of Commerce, Bureau of Economic Analysis, Regional Economic Information System.

[r]Revised

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GEORGIA BUSINESS AND ECONOMIC CONDITIONS

FROM THE EDITOR

Beginning with this issue, GEORGIA BUSINESS AND ECONOMIC CONDITIONS will be circulated free of charge to all of our readers. To those who have loyally supported us through continued subscriptions, thank you for that support; and be assured that your names will be retained on our mailing list and that you will receive this publication on a complimentary basis for as long as you wish. We also welcome new readers, too; just send us a request along with your name and address. We will add you to our complimentary list.

In this era of increasing prices, we are pleased to continue this publication as a public service. We hope that you will be pleased as well.

-- Lorena M. Akioka

Economic Impact of Certified Rehabilitation of Historic Buildings in Savannah

Elizabeth S. Kasner

In June of 1985 the Historic Preservation Section of the Georgia Department of Natural Resources contracted with the Center for Business and Economic Studies at the University of Georgia to produce a study documenting the use of the 25 percent investment tax credit to rehabilitate historic buildings in the state. The full report summarizes federal preservation tax legislation, describes the certification process for rehabilitation projects using the 25 percent tax credit, reports the results of a survey of developers who have rehabilitated certified historic properties in Georgia, and analyzes the economic benefits accruing to the state as a result of certified rehabilitation expenditures. Total statewide rehabilitation expenditures of $190.5 million were used to determine the impact on the Georgia economy. The City of Savannah in Chatham County accounted for $63.8 million, or one-third, of all state rehabilitation expenditures. The following article provides a summary of the state and local economic benefits generated by these expenditures to rehabilitate certified historic properties within the city.

Since 1976 the Internal Revenue Code has provided preservation tax incentives to encourage capital investment in the rehabilitation and reuse of the nation's historic commercial buildings. The most significant of these tax incentives is the 25 percent investment tax credit enacted under the Economic Recovery Tax Act (ERTA) of 1981. ERTA replaced earlier preservation incentives with a 25 percent investment tax credit (ITC) for the substantial rehabilitation of certified historic commercial, industrial, or rental residential buildings 50 years old or older. A property owner who undertakes a certified rehabilitation receives a tax credit worth 25 percent of rehabilitation expenditures. This tax credit offsets any federal taxes owed, dollar for dollar.

A certified historic building is one that is listed individually on the National Register of Historic Places or is a significant structure within a historic district listed on the National Register. For a rehabilitation to be considered "certified," the work must be undertaken according to the U.S. Secretary of the Interior's Standards for Rehabilitation. The U.S. Department of the Interior determines whether rehabilitation work meets these standards. At the state level, the Historic Preservation Section of the Georgia Department of Natural Resources acts as a liaison between the Department of the Interior and property owners by providing owners with professional opinion on the eligibility of a building for the 25 percent ITC program.

OVERVIEW OF PRESERVATION IN SAVANNAH

Savannah was founded in 1733 by James E. Oglethorpe and a group of 120 colonists. Laid out in a grid pattern with public squares or parks located every few blocks, Savannah became America's first planned community. The city prospered economically and socially until 1895 when cotton prices collapsed. Neglect and demolition marked the old historic areas of the city during the next 50 years: architecturally and historically important houses became tenement slums, several of the squares were cut through for proposed roads, a parking garage was built on the site of the Old City Market.

The Historic Savannah Foundation was formed in 1955 to combat this trend. The Foundation and its use of an innovative revolving fund designed to purchase historic structures threatened with demolition have been instrumental in preserving Savannah's architectural heritage. From 1955 to 1979, approximately $80 million in private funds was invested in Savannah's National Historic Landmark District. Half of this $80 million was used for rehabilitation.

The availability of the 25 percent ITC under ERTA increased the pace of Savannah's preservation activity by making rehabilitation of existing structures more attractive financially. From 1980 to mid 1985, 232 completed or on-going projects certified by the ITC

program accounted for $63.8 million in private funds spent by property owners in Chatham County, who used the money to rehabilitate commercial and rental residential properties. Under the sponsorship of the Savannah Landmark Rehabilitation Project, for example, 300 sub-standard housing units in the city's Victorian District have been rehabilitated without displacing the predominately black, low-income tenants. This successful public-private partnership has proved to be a national model for other cities attempting to revitalize inner city neighborhoods. As another illustration, a once vacant building on Bay Street near the riverfront has been rehabilitated and converted into a successful Days Inn motel. Infill development, or compatible new construction, at the back of the property provides the administrative offices and a restaurant for the hotel. Work is also beginning on a group of deteriorated buildings just west of the Old City Market site. The rehabilitated properties will house an open-air marketplace to consist of restaurants, specialty apparel stores, and other businesses.

ECONOMIC IMPACT OF CERTIFIED REHABILITATION

The use of the 25 percent ITC to help finance these and other rehabilitation projects in Savannah has contributed to both the state and local economies. Some benefits, such as the creation of new construction jobs, are immediate; others, such as additional property taxes collected, are secondary but long range. A number of the economic effects generated by rehabilitation activity can be measured in quantitative terms by using "multipliers." A multiplier is a ratio between an initial expenditure within a given industry and the resulting change in economic activity in other industries. The change in economic activity can be measured as an increase in industrial gross output (business receipts), household earnings, or employment.

Multipliers are frequently referred to as the number of times a dollar spent "turns over" in an economy. They measure the ripple effects resulting from an initial increase in expenditures in a given industry by tracing input-output relationships between the original industry and other sectors of the economy. For example, an increase in construction expenditures creates an increase in demand for goods produced by suppliers of materials such as steel, lumber, concrete, and hardware. This increase in demand then affects other industries that produce goods and services for the supplier industries. In addition, a change will occur in the level of income paid to those who work within all affected industries. The increase in household earnings creates correspondingly higher consumption levels. Consumption increases, in turn, affect the production levels of consumer goods, either directly in retail and service industries or indirectly through their impact on manufacturing and agricultural industries. Multipliers make it possible to estimate those changes in gross output, earnings, employment, and tax receipts that have resulted from money spent on certified rehabilitation in Savannah.

The multiplier used in the following analysis is a gross output multiplier developed by the Georgia Institute of Technology for the state's construction industry. This gross output multiplier of 2.472 means that, for every $1 of construction expenditure, a 2.472 increase in gross output occurs. For that same $1 spent on construction, household earnings increase by 55.87 cents (i.e., gross output multiplier of 2.472 x earnings/gross output ratio of .226 = .5587). Applying these figures to certified rehabilitation expenditures shows the following economic impact attributable to the use of the 25 percent ITC in Savannah.

Gross output and household earnings. As noted earlier, certified rehabilitation expenditures in Savannah total approximately $63.8 million. These expenditures have increased gross output in the state and local economies by $157.7 million; household earnings rose by $35.6 million.

These changes in gross output and household earnings benefited both the Savannah economy and that of the state as a whole. While much of the increase in earnings and gross output would have occurred in Savannah households, and businesses, some would have taken place in other areas of the state. If, for example, some of the manufacturing firms supplying construction materials for rehabilitation projects were located outside the Savannah area, then the additional wages received by workers in those firms would have increased household earnings within those geographic regions rather than in Savannah.

Employment. The employment effects of certified rehabilitation, or the number of jobs created, can also be measured through the use of input-output multipliers. The ratios used in this case are employment multipliers developed by the U.S. Department of Labor, Bureau of Labor Statistics. These multipliers measure the number of jobs created within major industries for each $1 million in construction contract expenditures.

Table 1 shows that almost 4,000 jobs locally and statewide have been created as a result of certified

HOW ESTIMATES WERE DERIVED

Rehab Expenditures ($ millions)	Gross Output Multiplier	Change in Gross Output, Col. 1 x Col. 2 ($ millions)	Earnings/ Gross Output Ratio	Change in Earnings, Col. 3 x Col. 4 ($ millions)
$63.8	2.472	$157.7	.226	$35.6

Table 1

Jobs Created by Certified Rehabilitation Expenditures in Savannah

Sector	Jobs per $1 Million in Construction Expenditures	Jobs Created[1]
Direct Construction	11.1	708
Indirect		
Manufacturing	5.9	376
Trade, transportation, & services	4.2	268
All other	1.2	77
Induced[2]	36.0	2,297
Subtotal	58.4	3,726
Additional Jobs from Rehab[3]	3.7	236
TOTAL	62.1	3,962

[1] Based on estimated total rehabilitation expenditures of $63.8 million.

[2] Induced jobs are jobs created as a result of increased household earnings and additional consumption expenditures.

[3] Rehabilitation work is more labor intensive than new construction.

Table 2

State Corporate Income Taxes Added by Certified Rehabilitation in Savannah

	Amount ($ millions)	Income Subject to Tax[3]	Tax Rate	Income Taxes Due
Construction Materials[1]	$28.1	$685,640	6%	$41,100
Consumption Expenditures	8.9	345,320	6%	20,700
			TOTAL	$61,800

[1] 44 percent of $63.8 million in rehabilitation expenditures.

[2] It was assumed that 25 percent of the $35.6 million in household earnings was sepnt on goods and services supplied by incorporated businesses.

[3] 2.44 percent for construction supply firms and 3.88 percent for all others.

rehabilitation in Savannah. Approximately 18 percent were direct jobs in the construction industry, and another 18 percent resulted from the indirect effect on other industries (e.g., manufacturing and trade) of the initial rehabilitation expenditures. Over half (58 percent) of the new jobs were "induced," or created as a result of additional household earnings and increased consumer spending. The remaining six percent of new jobs are accounted for by the greater labor intensity of rehabilitation work compared to new construction.

Many of the 4,000 new jobs -- the 708 direct construction jobs, for example -- would have been filled by residents of the Savannah area and thus would have benefited the local economy. Other employment opportunities would have benefited the state as a whole. To illustrate, construction materials required for Savannah rehabilitation projects may have been produced outside the immediate local area but within the state. Additional manufacturing jobs in the state would then have been created as an indirect result of Savannah rehabilitation expenditures. The exact proportion of state versus local jobs created by Savannah rehabilitation projects is not known.

State taxes. Additional state income taxes paid by individuals due to Savannah's rehabilitation projects were determined on the basis of the $35.6 million in household earnings resulting from rehabilitation expenditures. Based on a 3.4 percent average rate of individual income taxes paid during the past five years, the state collected approximately $1.2 million in personal income taxes as a result of these projects.

State corporate income taxes generated by rehabilitation in Savannah were estimated by analyzing (1) the construction materials component of total rehabilitation expenditures and (2) the household earnings created by those same expenditures. Materials and supplies account for about 44 percent of total construction costs, and most recent Internal Revenue Service figures show that 2.4 percent of total business receipts in the construction industry are subject to corporate taxation. Therefore, it was assumed that 2.4 percent of the dollar amount spent on construction materials purchased for use in certified rehabilitation projects was taxed at the state's 6 percent rate for corporations. Construction material expenditures for Savannah rehabilitation projects thus have generated approximately $41,100 in state corporate income taxes.

Household earnings resulting from rehabilitation expenditures are used to purchase consumer goods and services and thereby create additional receipts for non-construction supply businesses. It was assumed that 25 percent of these business receipts accrued to corporations as opposed to sole proprietorships, partnerships, or other legal entities. Since approximately 3.9 percent of the business receipts from non-construction supply firms are subject to corporate income tax, companies other than those supplying construction materials have contributed $20,700 in corporate income tax to the state Treasury. Combining the effects of construction material purchases and consumer spending, total Georgia corporate income taxes produced by certified rehabilitation expenditures have been approximately $61,800. (See Table 2.)

The 3 percent sales and use tax is the principal source of state revenue. Since construction materials have been estimated to account for 44 percent of total rehabilitation expenditures, sales and use tax revenues generated from the purchase of construction materials for rehabilitation projects total approximately $843,000. Household earnings resulting from rehabilitation expenditures also create additional sales and use tax revenue when those earnings are used to purchase taxable items. Most recent U.S. Department of Labor figures show that taxable consumption expenditures are about 51 percent of total earnings for the southern region of the United States. With household earnings from rehabilitation expenditures estimated at $35.6 million, sales and use tax revenue raised for the state through consumption expenditures is an additional $546,000. Combining tax revenues produced from the purchase of both construction materials and taxable consumer items, rehabilitation expenditures in Savannah have contributed $1.4 million to state sales and use tax collections (see Table 3).

Employers in Georgia pay unemployment insurance taxes on the first $7,000 in wages paid to each employee during the year. The most recent annual average tax rate for the construction industry was 2.7 percent and 1.6 percent for all other industries. Total state unemployment insurance collected as a result of certified rehabilitation in Savannah has been approximately $517,000 as shown in Table 4.

Almost all property tax revenue collected in the state benefits local governments. However, a small amount (25 cents per $1,000 of assessed property value) goes into the state Treasury. Property taxes raised by rehabilitation expenditures in Georgia and received by the state Treasury equal $7,700 on an annual basis.

Local taxes. Counties in Georgia have the option of levying a one percent local option sales and use tax as a means of property tax relief. This local option has been in effect in Chatham County since 1976; it applies to purchases in the City of Savannah as well as in the remainder of the county. The calculation of local sales and use taxes collected as a result of rehabilitation expenditures in Savannah is based on both the purchase of construction materials and increased consumer expenditures due to additional household earnings. As Table 5 shows, local government in Chatham County has collected approximately $463,000 in sales and use taxes generated by certified rehabilitation.

The property tax is the primary source of revenue for local governments in Georgia. Real property in the state is assessed at 40 percent of its fair market value. The tax rate, or "millage," applied to assessed value is set annually by the governing authority of the taxing jurisdiction. A tax rate of "one mill" represents a tax liability of $1 per $1,000 of assessed property value.

Table 3

State Sales and Use Taxes Added by Certified Rehabilitation in Savannah

	Amount ($ millions)	Tax Rate (%)	Sales and Use Taxes
Construction Materials[1]	$28.1	3.0	$843,000
Consumption Expenditures[2]	18.2	3.0	546,000
		TOTAL	$1,389,000

[1] 44 percent of $63.8 million in rehabilitation expenditures.

[2] 51 percent of $35.6 million in household earnings.

Table 4

State Unemployment Insurance Collected from Jobs Created by Certified Rehabilitation in Savannah

Construction Industry	
Wages subject to unemployment tax	$6,608,000[1]
Total contributions @ 2.74 percent	181,059
All Other Industries	
Wages subject to unemployment tax	$21,126,000[2]
Total contributions @ 1.59 percent	335,903
TOTAL UNEMPLOYMENT INSURANCE	$516,962

[1] Based on 944 jobs (direct construction plus additional rehab) from Table 1 with the first $7,000 in wages subject to tax.

[2] Based on the remaining 3,018 jobs from Table 1 with the first $7,000 in wages subject to tax.

Calculation of new property tax revenues raised by certified rehabilitation expenditures involved determination of 1) the appraised and assessed valuation of property after rehabilitation and 2) the applicable tax rate. To determine property value after rehabilitation, several assumptions were made. First, the increase in property value was measured as the sum of total rehabilitation expenses incurred for all projects within Chatham County. An amount equal to 20 percent of rehabilitation expenditures was then added to account for the "soft costs" (i.e., non-construction costs such as financing, legal fees, and marketing services) associated with every certified rehabilitation project but not included in the cost estimate submitted by developers when applying for project certification. These extra costs were added to rehabilitation expenditures because they should be included in the value of the property, thereby increasing property tax revenues. Since property owners in Savannah pay property taxes to both the city and county, the sum of the two millage rates for both taxing jurisdictions in 1985 (i.e., 9.00 mills for the City of Savannah plus 27.42 mills for Chatham County) was used to determine property taxes collected from rehabilitated properties. Therefore, certified rehabilitation expenditures of $63.8 have generated $1,115,000 in local property taxes -- $275,000 for city government and $840,000 for the county.

Note that the property tax analysis described above

Table 5

Local Sales and Use Taxes from Construction and Consumption Expenditures in Savannah

	Amount ($000s)	Local Sales and Use Tax Rate	Local Sales Taxes
Construction Materials[1]	$28.1	1%	$281,000
Consumption Expenditures[2]	18.2	1%	182,000
		TOTAL	$463,000

[1] 44 percent of $63.8 million in rehabilitation expenditures.

[2] 51 percent of $35.6 million in household earnings.

Table 6

Economic Impact of Certified Rehabilitation Projects in Savannah

Number of Rehabilitation Projects	232
Total Rehabilitation	$63.8 million
INCREASE IN GROSS OUTPUT*	$157.7 million
INCREASE IN HOUSEHOLD EARNINGS*	$35.6 million
NUMBER OF JOBS CREATED*	3,962
State Tax Revenue Raised	
Personal Income Taxes	$1.2 million
Corporate Income Taxes	61,800
Unemployment Insurance Taxes	517,000
State Sales and Use Taxes	1.4 million
Property Taxes (per year)	7,700
TOTAL STATE TAXES	$3.2 million
Local Tax Revenue Raised	
Sales and Use Taxes	$463,000
Property Taxes (per year)	1.1 million
TOTAL LOCAL TAXES	$1.6 million
TOTAL STATE AND LOCAL TAXES	$4.8 million

* State and local impact combined.

provides an estimate of property taxes payable for one year only. The estimate of $1,115,000 should increase in future years as fair market and assessed values of the rehabilitated properties rise.

Tourism. Tourism is a major industry in Savannah and is second only to shipping as a source of revenue. Visitor spending has doubled within the last five years and now exceeds $160 million annually. Tourists also account for about half of all business receipts from eating and drinking establishments in the Savannah metropolitan area. One of the city's chief attractions for tourists is its rich architectural heritage, with two-thirds of all visitors including historical sites among their activities. However, extensive preservation work and active tourist promotion have been on-going efforts in Savannah during the past 25 years, and detailed visitor surveys required to determine the dollar value of tourist activity generated solely as a direct result of recent certified rehabilitation projects are not available.

SUMMARY

Table 6 summarizes the economic impact of certified rehabilitation work on the State of Georgia and the local Savannah area. Two hundred thirty-two certified rehabilitation projects with expenditures of $63.8 million generated almost 4,000 jobs and an additional $35.6 million in household earnings. Savannah rehabilitation projects also contributed $3.2 million to state tax revenues and another $1.6 million in local tax collections. Other benefits, although not measureable in precise terms, have been equally important. The quality of much of Savannah's rental housing, for example, has been substantially improved, and neighborhoods have become more stable. The city's image as an attractive tourist stop also has been enhanced as more historically and architecturally significant buildings are rehabilitated.

These estimates reflect the impact of only those projects rehabilitated under the 25 percent ITC program during the last five years rather than the benefits derived from the full range of preservation activities that have occurred since 1955. Moreover, the impact on tourism, an important sector of the Savannah economy, was not measured. The economic impact discussed in this article should thus be considered a conservative appraisal of the effect of certified rehabilitation projects on the economies of Savannah and the state.

GEORGIA BUSINESS AND ECONOMIC CONDITIONS

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DIVISION OF RESEARCH

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Local Sales Taxes in Georgia

In the last nine years, sales taxes, once the preserve of state government, have become an important source of revenue for many of the state's counties and municipalities. The recent authorization of special sales taxes designed to finance local capital improvements makes this form of tax even more attractive -- and Georgia's counties are rapidly taking advantage of it and the older local option sales tax.

LOCAL OPTION SALES TAXES

Since 1976, voter referendums have authorized county governments to impose a 1 percent local option sales tax. Designed initially to permit the rolling-back of local property taxes, a local option sales tax produces increasing amounts of revenue as the local economy grows. In calendar 1985, the Georgia Department of Revenue distributed $365,664,971.26 in local option sales tax collections to 131 county governments, 370 municipal governments, and seven school districts. Distributions have, in fact, nearly doubled in the last four years (Table 1), and the number of counties participating has risen by 17 percent.

The amounts distributed vary substantially, depending on the size of the local economy. In 1985, six governmental units each received more than $10 million: the city of Atlanta was the leader with $43,079,786.41, followed by Fulton County ($29,288,899.09), the city of Savannah ($15,895,346.39), the consolidated government of Columbus-Muscogee County ($15,529,642.77), Richmond County ($15,477,694.04), and the city of Macon ($12,568,478.12). The smallest amount, $1,550.83, was distributed to the city of Danville in Wilkinson County. Counties as a whole must elect to participate in the tax, but municipalities and school districts within their limits may receive shares of the proceeds.

Considering its current importance, the local option sales tax made a relatively slow start in Georgia (Table 2). Only thirteen counties (8.2 percent of 159) approved taxes effective in 1976, the first year the option was available. Nineteen approved taxes effective in 1977; the most rapid growth came in 1978, where 39 more counties approved the 1 percent levy on local sales. By the end of 1979, just over 50 percent of the state's counties had local option sales taxes in effect. By December 1985, 137 counties or 82.4 percent of the total had such taxes in effect, although only 131 received tax revenues in that year.

SPECIAL SALES TAX

Georgia's counties have two more forms of sales taxes. Two counties, DeKalb and Fulton, collect a special sales tax to finance rapid transit systems. With the approval of their voters, as of July 1, 1985, counties may impose a special 1 percent sales tax earmarked for specified capital improvement projects. Between July 1 and December 31, 1985, twelve counties approved such projects and, by the end of the year, had received a total of $17,731,689.76 in revenues. Nine counties have approved special sales taxes to go into effect on January 1, 1986, and five more have passed such taxes to be effective April 1, 1986. Within its first nine months of existence, 26 counties thus have taken advantage of the special sales tax provision.

SALES TAX LIMITS

Once a county's voters have approved a local option sales tax or a special sales tax, the Georgia Department of Revenue collects the taxes due on sales within the county. All funds derived from locally-imposed sales taxes are returned to the local governments, except for a fee of one percent of collections, which goes into the state's general treasury. A local option sales tax will remain in force until repealed by local voters. A special sales tax, however, is imposed to finance a specific capital improvement, and remains in force either for a specific length of time or until a specific amount is collected.

The combined state sales tax (3 percent), local option sales tax (1 percent), special sales tax (1 percent) and/or MARTA sales tax (1 percent) in any county may not exceed 5 percent of sales. Thus, a county which now collects the state sales tax and the local option sales tax could add either MARTA sales tax or a special sales tax, but not both. The limitation potentially affects not only local areas, but also state tax rates. Since combined sales taxes in several counties now are at the maximum allowed, proposals to increase the state sales tax rate will require approval of both a higher rate itself, and an increase in the maximum rate for combined state and local sales taxes.

Suzanne A. Lindsay

TABLE 1

Distributions and Participation in the Local Sales Tax Option, 1982-1985

Calendar Year	Total Amount Distributed ($)	Recipients of Funds		
		Counties	Municipalities	School Districts
1982	188,610,310.35	112	308	0
1983	255,304,578.99	121	342	7
1984	336,073,681.69	125	355	7
1985	365,664,971.26	131	370	7

Source: Georgia Department of Revenue

TABLE 2

Growth of County Participation in Local Option Sales Taxes, 1976-1985

Year	Counties Added (by Effective Date of Tax)	Counties Participating	
		Number	% of Total (N = 159)
1976	13	13	8.2
1977	19	32	19.5
1978	39	71	44.7
1979	9	80	50.3
1980	3	83	52.2
1981	20	103	63.5
1982	9	112	70.4
1983	16	128	76.1
1984	4	132	78.6
1985	5	137	82.4

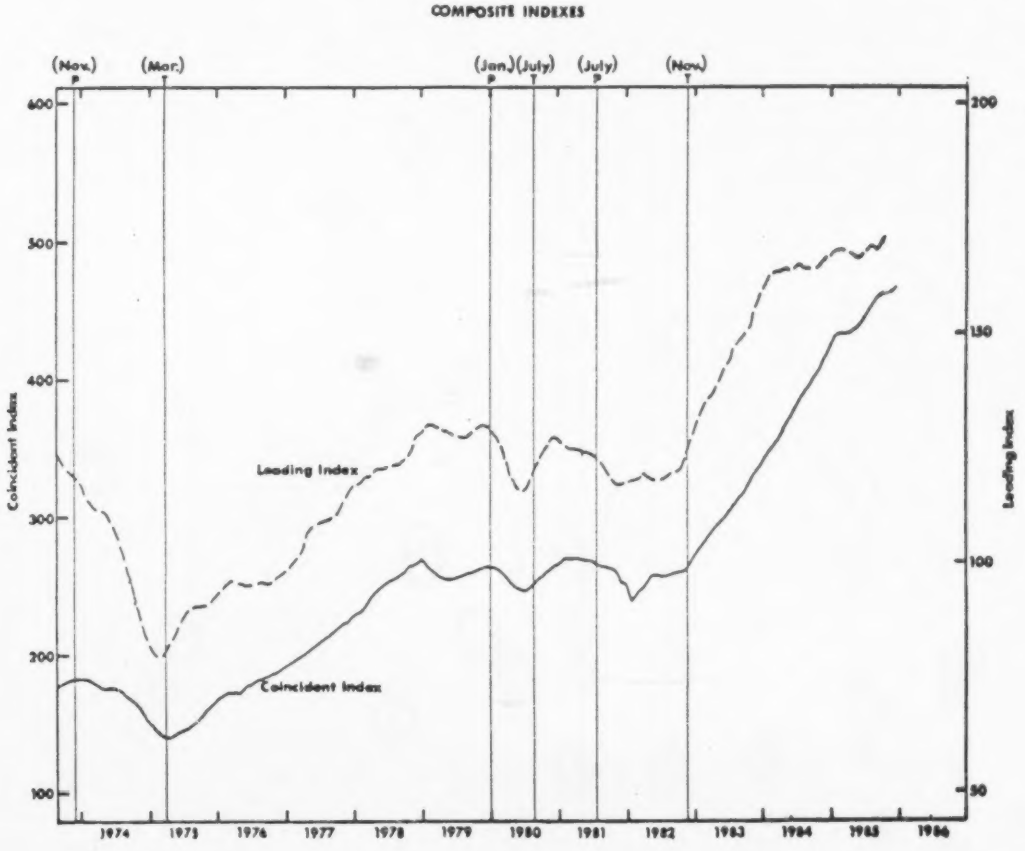
Source: Georgia Department of Revenue.

Composite Indexes of Leading and Coincident Georgia Economic Indicators

The coincident and leading indicators of the Georgia economy have been essentially stable during the past few months. From August through October, both indicators grew less than 1 percent on an average monthly basis. The pace accelerated in November, with the coincident indicator up 2.4 percent and the leading indicator rising 1.6 percent.

All three components of the coincident indicator contributed to its rise. Compared to October, seasonally adjusted real retail sales were up a strong 8.8 percent in November. This most recent increase in retail sales follows declines of 3 percent and 2.4 percent in September and October, respectively. November retail sales were also 6.7 percent higher than the level one year ago. Following three months of small declines ranging from .4 to .7 percent, seasonally adjusted real manufacturing earnings increased 1.4 percent in November. No major change in the number of jobs was recorded from August through October. This pattern continued in November, with seasonally adjusted nonagricultural employment rising .4 percent. Over the past few months, employment levels have been running 3 to 5 percent higher than during the same period in 1984.

The 1.6 rise in November's leading indicator resulted from monthly increases in new housing permits and in the Help Wanted Advertising index for Atlanta, and a decline in the number of initial unemployment claims. Seasonally adjusted, the number of new housing permits issued in November rose 1.5 percent from the previous month. This moderate increase followed October's substantial drop of 18.5 percent. In spite of month-to-month changes in its growth, the number of new housing permits issued in recent months has been consistently higher than during the same period in 1984. In comparison, recent levels in the Help Wanted Advertising index generally have been lower compared to 1984 figures, although November showed a 1.4 percent monthly increase. The initial unemployment claims series continued its volatile swings. Following the October jump of 20.1 percent, seasonally adjusted claims dropped by an equal amount in November.



GEORGIA BUSINESS STATISTICS

SERIES	NOV 1985	OCT 1985	SEPT 1985	NOV 1984
Georgia Leading Indicators Index[1] (1969=100)	176.99	174.12	173.40	168.26
Georgia Coincident Indicators Index[2] (1969=100)	471.82	460.77	462.23	418.96
Nonagricultural Employment[2] (thousands)	2643.4	2633.3	2618.4	2548.9
Manufacturing Employment[2] (thousands)	550.0	549.7	547.4	552.5
Average Weekly Earnings, Manufacturing[2] (dollars)	335.78	330.86	330.44	317.42
Help Wanted Advertising, Atlanta Index[3] (1967=100)	295	291	273	309
Taxable Retail Sales[4] ($ millions)	3310.8	3013.7	3221.4	2995.2
Building Permits[5]				
Residential Housing Units, Private (thousands)	5.4	6.0	7.7	4.7
Value of Residential Housing ($ thousands)	233759	268206	300850	200747
Value of Nonresidential Construction ($ thousands)	186490	178266	175340	205440
Industrial Buildings	24327	34540	33954	25895
Office, Bank and Other Professional Buildings	66862	30795	23062	60718
Stores and Other Mercantile Buildings	29412	29547	24916	47803
Other	65889	83384	93408	70228
Consumer Price Index[6] (CPI-U, all items)				
South U.S. (December 1977 = 100)	--	175.7	--	170.5[a]
South/Population more than 1,250,000	--	175.6	--	170.2[a]
South/Population 385,000 - 1,250,000	--	177.4	--	171.9[a]
South/Population 75,000 - 385,000	--	174.3	--	169.5[a]
South/Population 2,500 - 75,000	--	174.8	--	170.1[a]
Atlanta (1967=100)	--	330.0	--	317.8[a]
Prices Received by Farmers, Georgia Index[7] (1977=100)	120[r]	116[r]	121[r]	122[r]
	1985:II	1985:I	1984:IV	1984:III
Total Personal Income[8] ($ millions)	72260	71554	70045	68398

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[1]Georgia Economic Forecasting Project, Division of Research, College of Business Administration, University of Georgia. Initial monthly values subject to revision.

[2]Labor Information Systems, Georgia Department of Labor.

[3]Series published by The Conference Board, Inc.

[4]Derived by the Division of Research, College of Business Administration, University of Georgia, from data of the Sales and Use Tax System, Georgia Department of Revenue.

[5]U.S. Department of Commerce, Bureau of the Census. 1984 data adjusted for comparability with 17,000 place universe.

[6]U.S. Department of Labor, Bureau of Labor Statistics, Southeastern Regional Office.

[7]Georgia Department of Agriculture, Georgia Crop Reporting Service.

[8]U.S. Department of Commerce, Bureau of Economic Analysis, Regional Economic Information System.

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Economic Outlook: Second Quarter 1986

Phillip A. Cartwright

The most recent statistics show that the U.S. economy is continuing to expand. Considerable optimism has resulted from recent gains in the payroll employment figures, the stock market rally, and falling oil prices. Though the economy appears fundamentally strong, forecasts calling for 5 percent growth seem too high. Our forecast indicates growth close to 3 percent for 1986.

At this time, activity in consumer markets is reasonably healthy although spending on the household side is moderating. Retail sales have been quite sluggish recently. Furthermore, big retailers attributed weak February sales to high consumer debt and bad weather. Domestic auto sales appear relatively soft in spite of the effect of financing promotions. While there is scant evidence that consumers are prepared to go on a spending spree, recent employment and income advances should bolster activity in the months ahead. Given the maturity of the expansion, the composition of expenditures is likely to favor nondurable goods and services. Consumer spending is expected to be fairly healthy in 1986 although, in real terms, the year-over-year change will fall short of the 3.3 percent change recorded in 1985.

The latest report available shows robust activity in the housing industry. The number of new housing units started rose to a 2.1 million annual rate in January. The decline in mortgage rates continued through February, fueling the month-over-month rise. Coincident with lower mortgage rates and increased affordability, the housing environment should remain good through 1986.

Despite the bright aggregate outlook, there are still imbalances between sectors. The Index of Industrial Production fell .6 percent in February. Capacity utilization also dropped .6 percent to its present 80 percent in February, indicating that the rebound in the industrial sector is modest. Some improvement is expected in the second half of the year owing to the effect of the decline in the dollar's relative value.

The unemployment rate for civilian workers was 7.3 percent in February, which is well above the 6.7 percent figure recorded in the previous month. While the number may not accurately reflect economic conditions in labor markets as a result of February's bad weather, it does suggest some weakness in labor markets and that economic growth is not as strong as some analysts say. The payroll employment numbers declined 29,000 jobs in the manufacturing sector following increases in the previous three months. Coincident with the recent growth pattern, most of the employment expansion is expected to occur in the service producing sector.

The national outlook calls for real economic activity to advance close to the 3 percent in 1986. Similar growth is expected in 1987. Inflation is forecasted to remain within the 3 to 4 percent range. The probability of recession remains low for both years.

Establishment employment is expected to advance by 2.5 percent in 1986 and then slow to about 2 percent in 1987. The numbers from the household survey show the unemployment rate probably will remain between 6.5 and 7 percent. Real personal consumption expenditures are expected to rise about 2.5 percent in 1986 and 1987.

The outlook for investment spending is tentative in light of the current economic environment. In real terms, business fixed investment is likely to settle in the 3.5 to 4 percent range.

Interest rates are expected to decline somewhat over the forecast horizon. The Federal Funds rate is expected to average about 7.7 percent and longer term rates, e.g., the rate on AA utility bonds will vacillate between 9.7 and 9.9 percent.

The outlook is clouded because we do not know the extent to which Gramm-Rudman-Hollings will affect the economy beyond the initial cuts. The constitutionality of the amendment is now in doubt and the Supreme Court could invalidate the automatic sequestration provision for

1987 and beyond. The outcome of tax return is also unclear.

THE GEORGIA OUTLOOK

Consistent with our view that the national economy will continue to grow over the coming months, the 1986 forecast for Georgia indicates that while expansion will continue, growth rates will not exceed those posted in 1985. After advancing 4.6 percent in 1985, real personal income is expected to rise 3.8 percent in 1986 while only gaining 2.2 percent nationally. Nonagricultural employment is forecasted to grow by 3 percent, which compares favorably with the 2.5 percent rate of growth projected for the nation. In real terms, total taxable sales and revenues are expected to climb 4.1 and 4.5 percent, respectively.

The 1986 forecast predicts industrial employment growth of only 1 percent. Structural shifts that have developed during the expansion will continue. Growth in the services will account for a major portion of the state's aggregate economic expansion. The employment forecast shows that the other services subsector will lead with a 6.1 percent advance in 1986, while employment in government services is expected to post a 1 percent increase year-over-year.

Housing permit data will continue to exhibit variable behavior in the months ahead. Housing permits are considered to be a reliable indicator of economic activity in real estate markets because permits represent intentions to build rather than the number of buildings actually constructed. Moderate growth is expected over the remainder of the year. Although interest rates are relatively low, other factors are important in determining permit activity in the short run. In particular, increased inventories of unsold homes as well as the recent personal income, employment, and retail sales figures bolster the contention that a sustained dramatic upturn in permit activity is unlikely.

The farm situation is not expected to change significantly. Georgia farmers will confront over-production in the face of weak domestic demand and weak export markets. It now appears that after adjustment for inflation, the farm sector will experience moderate gains at best.

In summary, the national short-term outlook indicates the expansion will continue throughout 1986 and into 1987. The state's aggregate performance is not expected to surpass that of the last two years, but growth in Georgia's economy will exceed the national average.

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Patterns of Change in Georgia's Manufacturing, 1973-1984

Suzanne A. Lindsay

In recession, recovery, and expansion, Georgia's manufacturing industries play an important part in the state's economy. Patterns of employment have differed substantially among individual industries, however, and employment data alone do not measure fully the particular contribution of each industry. This article therefore examines three areas:

1) patterns of employment by industry, using 1973 (a peak year in manufacturing activity) and 1984 (a year of expansion) as points of comparison, supplemented by partial-year data for 1985;

2) the contribution of industries to the total economy through wage and salary disbursements, a measure closely related to employment, for 1973 and 1984;

3) relative rankings and values, by industry, for three other measures of economic activity: total value of shipments, value added by manufacture, and new capital expenditures, for 1982 -- the year for which data are the most recently available.

The discussion is limited to industries for which the U.S. Bureau of Labor Statistics and the Georgia Department of Labor publish detailed employment data. It therefore does not deal with some smaller industries, such as those producing scientific and technical instruments or rubber and plastics, that have expanded substantially over the eleven years, but for which detailed current employment data are not published.

EMPLOYMENT BY INDUSTRY: RELATIVE RANKINGS

Over 1973-1984, the relative positions of the state's largest manufacturing industries, as employers, have remained constant, although their absolute employment levels have shifted (Table 1). In 1973, the three largest manufacturing employers, all nondurable goods industries, were the textile mill products, apparel and other textile products, and food and kindred products industries. The same three industries led manufacturing employment in 1984 and during the first eleven months of 1985. The lumber and wood products industry had the fourth largest number of employees in 1973, with the transportation equipment industry ranking fifth. By 1984 and 1985, the two had reversed positions, but remained the largest employers among durable-goods industries.

Within durable-goods producers, two other industries rose in employment rank: the non-electrical machinery industry ranked tenth in 1973 and ninth in 1984; the electric and electronic equipment industry rose from eleventh place to eighth. Conversely, the stone, clay, and glass products industry fell from eighth to eleventh place, and the fabricated metal products industry declined from seventh to tenth place. The rankings of two other durable-goods industries, furniture and fixtures and primary metal industries were unchanged.

Within the nondurable goods group of industries, employment in the printing and publishing industry grew rapidly, raising that industry from ninth place in 1973 to sixth place in 1984 and 1985. The relative position of the paper and allied products industry dropped slightly, from sixth to seventh place. The positions of the two remaining industries, chemicals and allied products and leather and leather products, did not change.

EMPLOYMENT LEVEL CHANGES

Rankings of total employment by industry reflect only indirectly the shifts in absolute employment levels between 1973 and 1984. Although on an annual average, total manufacturing employment rose by almost 51,000 jobs over the period, durable goods employment accounted for most of the increase (42,500 jobs), and nondurable goods employment increased by only 8,500. Average employment in the state's largest manufacturing industry, textile mill products, dropped from 125,200 in 1973 to 105,700 in 1984; the average for the first eleven months of 1985 was only 100,700 -- a loss of nearly 25,000 jobs over twelve years. Employment in the second largest industry, apparel and other textile products, showed only a slight decline between 1973 and 1984, but dropped an average of 1,800 jobs in the first eleven months of 1985. The smallest nondurable industry for which employment statistics are reported, leather and leather goods, is on the verge of disappearance: average employment declined

Table 1

Employment in Selected Manufacturing Industries, Georgia,
1973-1984 and 1985P

Industry	Employment (000s) Annual Avg. 1973	Annual Avg. 1984P	11 month avg. 1985P	Annual Average Rate of Growth, 1973-1984 %	Rank	Employment Rank among Manufacturing Industries 1973	1984	1985P
Total Nonagricultural	1,802.5	2,457.7	2,593.0	2.86	–	–	–	–
Total Manufacturing	494.5	545.4	546.0	0.89	–	–	–	–
Durable goods	164.7	207.2	212.9	2.11	–	–	–	–
Lumber, wood products	32.2	34.4	35.8	0.60	10	4	5	5
Furniture and fixtures	10.9	10.8	11.1	-0.08	13	14	14	14
Stone, clay, glass products	17.1	19.0	18.9	0.96	8	8	11	11
Primary metal industries	12.1	16.2	15.5	2.69	5	13	13	13
Fabricated metal products	19.4	20.0	19.8	0.28	11	7	10	10
Machinery, except electrical	15.9	24.5	25.8	4.01	3	10	9	9
Electric, electronic equipment	15.1	26.3	27.1	5.17	2	11	8	8
Transportation equipment	31.9	43.4	46.0	2.84	4	5	4	4
Nondurable goods	329.8	338.3	333.1	0.23	–	–	–	–
Food, kindred products	53.1	57.0	57.1	0.65	9	3	3	3
Textile mill products	125.2	105.7	100.7	-1.53	14	1	1	1
Apparel, other textile products	74.9	74.6	72.8	-0.04	12	2	2	2
Paper, allied products	26.4	29.8	29.8	1.11	7	6	7	7
Printing and publishing	16.4	30.4	31.6	5.77	1	9	6	6
Chemicals, allied products	15.0	18.9	18.8	2.12	6	12	12	12
Leather, leather products	4.0	1.7	1.6	-7.48	15	15	15	15

– Not applicable.

P Preliminary data.

Source: U.S. Department of Labor, Bureau of Labor Statistics, Employment, Hours, and Earnings, States and Areas, 1939-82, Vol. 1 (January, 1984); Georgia Department of Labor, Georgia Employment and Earnings by Industry, 1983-84 (September, 1985); Georgia Labor Market Trends, Vol. XI, Nos. 2-9 (February-September, 1985) and preprints, October-November, 1985. Annual average rates of growth and 11-month employment averages computed by Division of Research, College of Business Administration, University of Georgia.

from 4,000 in 1973 to 1,700 in 1984, and dropped to 1,600 in 1985.

Offsetting the declines in the three nondurable goods industries were strong gains in several durable goods industries, and increases in several nondurable manufacturing areas. The primary metal manufacturing industry gained employment in 1984, compared to 1973, but lost ground slightly in 1985. Electric and non-electrical machinery and the transportation equipment industries grew strongly. Among nondurable manufacturing industries, the printing and publishing industry gained an average of 14,000 jobs over the eleven years; the chemicals and allied products industry gained almost 4,000, and paper and allied products employment rose by about 3,400. Employment in the durable goods industries of lumber and wood products, furniture and fixtures, stone, clay and glass products, and fabricated metal products showed relatively little change between 1973 and 1984; preliminary estimates for 1985 show these trends continuing.

Annual average rates of growth in employment for 1973-1984 varied considerably. The printing and publishing industry's rate of 5.8 percent was the highest, followed by electric and electronic equipment (5.2 percent), non-electrical machinery (4 percent), transportation equipment (2.7 percent), and the primary metal industry (2.7 percent). The five lowest rates of growth included the weak but still positive rate of the fabricated metals industry (0.28 percent), and negative rates for four industries: apparel and other textile products, –0.04 percent; furniture and fixtures, -0.08 percent; textile mill products, -1.5 percent; and leather and leather products, -7.5 percent. As a group, the 2.1 percent rate for durable goods manufacturing industries reflected the relatively strong performance of several of its industries; that for the nondurable manufacturing group (0.23 percent) reflected the strong downward influence of job losses in textiles and apparel.

TEXTILES AND APPAREL

The declines in textile and apparel employment reflect national trends that have affected Georgia severely because of the relative importance of those industries in overall manufacturing employment. Textile employment is concentrated in the northern half of the state, whereas apparel employment is spread throughout 133 of the 159 counties. Taken together, in 1984 the two industries provided more than 20 percent of all jobs in a third of the state's counties; they provided between 30 to 39 percent of jobs in twelve counties, 40 to 49 percent of jobs in eleven counties, and more than half of the jobs in two counties.

Not all of the textile industry has been as severely affected as cotton weaving mills, which have suffered the greatest employment decline (Table 2). Mills weaving synthetic materials have done relatively well; and floor covering mills have lost fewer jobs than other segments of the industry. In contrast, the subsectors of the apparel

Table 2

Employment in Textiles and Apparel in Georgia
(000s)

Industry	Average annual employment 1973	1984P	Average employment, first eleven months 1985P	Average annual rate of growth (%) 1973-1984
Textile mill products	125.2	105.7	100.7	-1.53
Weaving mills, cotton	32.9	21.7	19.0	-3.71
Weaving mills, snythetics	5.6	8.6	7.7	3.98
Knitting mills	9.4	8.1	7.5	-1.34
Floor covering mills	33.9	30.8	31.9	-0.87
Yarn and thread mills	25.1	21.7	20.7	-1.31
Other textile mill products	18.3	14.8	13.9	-1.91
Apparel, other textile products	74.9	74.6	72.8	-0.04
Mens' and boys' clothing	42.6	41.0	40.0	-0.35
Womens' and children's clothing	21.0	23.7	23.2	1.11
Other products	11.3	9.9	9.7	-1.20

P Preliminary data.

Source: U.S. Department of Labor, Bureau of Labor Statistics, Employment, Hours, and Earnings, States and Local Areas, 1939-82 , Vol. 1 (January, 1984); Georgia Department of Labor, Georgia Employment and Earnings by Industry, 1983-84 (September, 1985); Georgia Labor Market Trends, Vol. XI, Nos. 2-9 (February-September, 1985) and preprints, October-November, 1985. Annual average rates of growth and 11-month employment averages computed by Division of Research, College of Business Administration, University of Georgia.

Table 3

New Manufacturing Plants and Employment
Announced in 1985

SIC Code/ Industry	Number of Plants	% of Total (N = 106)	Number of Employees*	% of Total (N = 7887)
Durable Goods	49	46.2	3,586	45.5
24 Lumber and wood products	15	14.2	1,065	13.5
25 Furniture and fixtures	4	3.8	333	4.2
32 Stone, clay, glass products	4	3.8	130	1.6
33 Primary metal industries	1	0.9	n.a.	n.a.
34 Fabricated metal products	6	5.7	300	3.8
35 Machinery, except electrical	6	5.7	329	4.2
36 Electric, electronic equipment	6	5.7	1,075	13.6
37 Transportation equipment	4	3.8	149	1.9
39 Miscellaneous manufacturing	3	2.8	205	2.6
Nondurable Goods	57	53.8	4,301	54.5
20 Foods, kindred products	8	7.5	986	12.5
22 Textile mill products	7	7.5	305	3.9
23 Apparel, other textile products	12	11.3	582	7.4
26 Paper, allied products	10	9.4	1,294	16.4
27 Printing and publishing	4	3.8	135	1.7
28 Chemicals, allied products	3	2.8	75	1.0
30 Rubber and plastics	13	12.3	924	11.7
Total	106	100.0	7,887	100.0

* Based on employment projections for 99 of 106 firms.

n.a. Not available.

Source: Georgia Department of Industry and Trade. Subtotals and percentages computed by Division of Research, College of Business Administration, University of Georgia.

industry for which employment data are available showed relatively little loss through 1984; annual average employment in plants producing women's and children's clothing was higher in that year than in 1974. With 1985, however, the average employment declined across all sectors of the industry. The employment declines in textiles and apparel do not mean that all new job creation in those industries has ceased; in 1985, according to the Georgia Department of Industry and Trade, announcements of 19 new plants employing 887 people in the combined industries were made. The plants producing textiles and apparel represented 18 percent of all such manufacturing plant announcements, but accounted for only 11.3 percent of expected employment (Table 3).

Job losses in the two industries, however, have far outrun job creation, and the trend is expected to continue in the future. A recent study of the Federal Reserve Bank of Atlanta concluded that the impact of plant closings on individual communities can be severe, especially in small towns where few other industries exist to take up the slack. As displaced workers, the former employees of textile and apparel plants are often older and less well educated; they may have severe problems of relocation, retraining, or both. The Atlanta Fed's researchers concluded that the textile/apparel industry in the Southeast, including Georgia, can expect only slow growth in the long run, with further declines in employment probable, and a shift toward more highly skilled workers in the remaining jobs.

WAGES AND SALARIES BY INDUSTRY

The declines in Georgia's textile, apparel, and leather industries are apparent r t only in employment figures, but also in a closely related measure, the relative contribution of each industry to the total wages and salaries disbursed within the state.* As Table 4 indicates, the textile mill products industry, despite its problems, was still Georgia's leading manufacturing source of wages and salaries in 1984, as it was in 1973. The industry's share of such payments fell, however: in 1973, its wage and salary payments made up 6 percent of all *nonagricultural* wages and salaries; in 1984, they constituted only 3.80% of that total. Textiles contributed

* Data on wage and salary disbursements by industry are reported on a place-of-work basis only, rather than by place of residence; some of the wages and salaries paid within the state therefore were received by residents of other states, and vice versa.

Table 4

Selected Manufacturing Industries' Contribution to Wages and Salaries,[1] Georgia, 1973 and 1984

Industry	1973 Wage and Salary Disbursements ($000)	1973 Rank of Industry	1973 Disbursements as % of: Non-Agricultural Wage and Salary	1973 Disbursements as % of: Manufacturing Wage and Salary	1984 Wage and Salary Disbursements ($000)	1984 Rank of Industry	1984 Disbursements as % of: Non-agricultural Wage and Salary	1984 Disbursements as % of: Manufacturing Wage and Salary
Total Nonagricultural	14,707,250	--	100.00	--	43,353,847	--	100.00	--
Total Manufacturing	3,766,665	--	25.61	100.00	9,823,566	--	22.65	100.00
Durable Goods	1,426,317	--	9.70	37.87	4,180,504	--	9.64	42.56
Lumber, wood products	161,479	6	1.10	4.29	490,181	8	1.13	4.99
Furniture and fixtures	69,777	14	0.47	1.85	156,227	14	0.36	1.59
Stone, clay, glass products	135,989	11	0.92	3.61	370,571	12	0.85	3.77
Primary metal industries	107,596	13	0.73	2.86	367,848	13	0.85	3.74
Fabricated metal products	155,944	7	1.06	4.14	374,449	11	0.86	3.81
Machinery, except electrical	148,291	8	1.01	3.94	470,799	9	1.08	4.79
Electric, electronic equipment	125,321	12	0.85	3.33	541,753	7	1.25	5.51
Transportation equipment	448,647	2	3.05	11.91	1,204,809	2	2.78	12.26
Other durable goods[2]	73,273	--	0.50	1.95	203,867	--	0.47	2.08
Nondurable Goods	2,340,348	--	15.91	62.13	5,643,062	--	13.02	57.44
Food, kindred products	400,337	3	2.72	10.63	1,032,471	3	2.38	10.51
Textile mill products	884,412	1	6.01	23.48	1,645,806	1	3.80	16.75
Apparel, other textile products	368,968	4	2.51	9.80	762,646	5	1.76	7.76
Paper, allied products	268,079	5	1.82	7.12	791,487	4	1.83	8.06
Printing and publishing	145,881	10	0.99	3.87	561,021	6	1.29	5.71
Chemicals, allied products	147,260	9	1.00	3.91	440,966	10	1.02	4.49
Leather, leather products	20,211	15	0.14	0.54	16,786	15	0.04	0.17
Other nondurable goods[3]	105,200	--	0.72	2.79	391,879	--	0.90	3.99

[1] Consists of wage and salary disbursements by place of work.

[2] Includes scientific and technical instruments, ordance, and miscellaneous manufacturing industries.

[3] Includes tobacco and tobacco products, petroleum and coal products, and rubber and plastics industries.

Source: U.S. Department of Commerce, Bureau of Economic Analysis, Regional Economic Information System, "Personal Income by Detailed Source," Georgia (August, 1985).

23.5 percent of all *manufacturing* wages and salaries in 1973, but only 16.8 percent in 1984.

The transportation equipment industry contributed the second largest percentage of wages and salaries, 3.1 percent of total nonagricultural wages and salaries in 1973 and slightly less, 2.8 percent in 1984. Its share of manufacturing wages and salaries rose slightly, from 11.9 percent to 12.3 percent of the total. Over the eleven-year period, nominal unadjusted wages and salaries paid almost doubled in the textile mill products industry, but increased by better than 250 percent in the transportation equipment industry.

Manufacturers of food and kindred products ranked third in wages and salary disbursements in both 1973 and 1984. Nominal wages and salaries grew substantially, but the industry's share of total nonagricultural wages and salaries fell slightly from 2.7 percent to 2.4 percent, as did its share of manufacturing wages and salaries (from 10.6 percent to 10.5 percent). The fourth-ranking industry in 1973, apparel and other textile products, dropped to fifth place in 1984. It disbursed 2.5 percent of nonagricultural wages and salaries in 1973, but only 1.8 percent in 1984; its share of manufacturing wages and salaries fell from 9.8 percent in 1973 to 7.8 percent in 1984. The paper and allied products industry rose from fifth to fourth place over the period. Its share of total nonagricultural wages and salaries remained almost the same, but its share of total manufacturing wages and salaries increased, from 7.1 percent in 1973 to 8.1 percent in 1984.

Smaller in overall contribution, but among the most rapidly growing industries in terms of wage and salary payments, were the electric and electronic equipment industry, which went from twelfth to seventh place, and the printing and publishing industry, which rose from tenth to sixth place. The electric and electronic equipment industry disbursed less than one percent of all nonagricultural wages and salaries in 1973; eleven years later, it paid out 1.3 percent. Its share of manufacturing wages and salaries rose from 3.3 percent to 5.5 percent over the period. Corresponding percentages for the printing and publishing industry were, for nonagricultural wages and salaries, .99 percent in 1973 and 1.3 percent in 1984; for manufacturing wages and salaries, 3.9 percent in 1973 and 5.7 percent in 1984.

MIXED OUTCOME IN DURABLE GOODS

Durable goods industries that lost relative rank in wage and salary disbursements include the lumber and wood prodcuts industry (from sixth to eighth, despite a slight increase in its percentage contribution), stone, clay, and glass products, fabricated metal products, and non-electrical machinery. Among nondurable manufacturing industries, the chemicals and allied products industry fell from ninth to tenth place, although its percentage share of both total nonagricultural and total manufacturing wages and salaries increased. The leather industry lost ground in both nominal wages and salaries paid and in percentage shares of the totals.

As a group, Georgia's durable goods industries increased their contribution to manufacturing wages and salaries by about 4.7 percentage points, with nondurable industries losing a corresponding amount. Measured against total nonagricultural wages and salaries, the durable goods industries' share fell slightly from 9.7 percent to 9.6 percent; the nondurable goods industries declined from 15.9 percent to 13 percent of the total. Overall, the manufacturing sector's share of total nonagricultural wages and salaries fell from 25.6 percent in 1973 to 22.7 percent in 1984.

SUPPLEMENTARY EVIDENCE

Supplementary evidence on manufacturing industries' contributions to Georgia's economy comes from the U.S. Bureau of the Census' most recent Census of Manufactures.

One measure of contribution is industries' individual *value of shipments*, defined as the received or receivable net selling values, excluding freight and taxes, of all primary and secondary products shipped, as well as all miscellaneous receipts. A less comprehensive measure of manufacturing activity, but one the Census Bureau considers better suited to measuring the relative economic importance of manufacturing among industries and geographic areas, is *value added by manufacture*. This is derived by subtracting the cost of materials and other physical elements of production from the value of shipments, and then adding both the value added by merchandising operations, and by the net change in inventories. A third total, *new capital expenditures*, measures spending by industry for permanent additions and major alterations to manufacturing establishments plus spending for depreciable machinery and equipment used for replacement and additions to plant capacity. Unfortunately, reporting procedures for new capital expenditures were changed in 1982, so the data for that year cannot be compared to those for earlier years.

Table 5 shows the 1982 value and relative rankings among the industries shown for the three measures. The textile mill products industry, not surprisingly, stood first in value of shipments and value added by manufacture, but second in new capital expenditures. The food and kindred products industry was second in value of shipments and value added by manufacture, but fourth in new capital expenditures. Interestingly, the transportation equipment industry was third in value of shipments, fourth in value added by manufacture, and fifth in new capital expenditures. The fourth-ranked industry in value of shipments, paper and allied products, stood fifth in value added by manufacture but first in new capital expenditures. The chemicals and allied products industry, fifth in total shipments, was third in both value added by manufacture and new capital expenditures.

Industries falling relatively low in value of shipments include primary metal industries (11), printing and publishing (12), stone, clay, and glass products (13), furniture and fixtures (14), and leather and leather products (15). The five lowest ranking industries, as defined by

Table 5

Value of Shipments, Value Added by Manufacture, and New Capital Expenditures of Selected Manufacturing Industries, Georgia, 1982

Industry	Value of Shipments[1] Amount ($ mil.)	Value of Shipments[1] Industry Rank	Value added by Manufacture Amount ($ mil.)	Value added by Manufacture Industry Rank	New Capital Expenditures[2] Amount ($ mil.)	New Capital Expenditures[2] Industry Rank
All Manufacturing	48,076.3	–	19,212.2	–	1,921.7	–
Durable Goods	–	–	–	–	–	–
Lumber, wood products	1,969.1	8	680.8	11	68.3	8
Furniture and fixtures	514.6	14	267.9	14	(D)	–
Stone, clay, glass products	1,213.7	13	583.1	12	53.0	11
Primary metal industries	1,398.9	11	355.7	13	71.1	7
Fabricated metal products	1,723.3	9	736.1	10	39.8	13
Machinery, except electrical	1,624.7	10	851.9	9	73.7	6
Electric, electronic equipment	2,161.1	7	977.0	7	58.2	10
Transportation equipment	5,061.0	3	1,750.0	4	116.6	5
Nondurable Goods	–	–	–	–	–	–
Food, kindred products	7,385.6	2	2,456.6	2	146.6	4
Textile mill products	8,636.7	1	2,811.3	1	265.4	2
Apparel, other textile products	3,174.3	6	1,615.3	6	42.1	12
Paper, allied products	4,409.9	4	1,724.2	5	552.8	1
Printing and publishing	1,385.9	12	856.4	8	58.4	9
Chemicals and products	3,380.6	5	1,789.8	3	190.2	3
Leather, leather products	70.0	15	34.5	15	0.4	14

(D) Data withheld to avoid disclosing information concerning individual firms.

[1] Value of shipments includes shipments to other industries which may use the products as raw materials.

[2] Computed using inventory data reported at cost or market prior to any adjustment to LIFO cost; data are not comparable to prior year data.

Source: U.S. Department of Commerce, Bureau of the Census, 1982 Census of Manufactures, Geographic Area Series, Georgia (MC82-A-11), Table 5.

value added by manufacture, were lumber and wood products, stone, clay, and glass products, primary metal industries, furniture and fixtures, and leather and leather products, the last lagging far behind all other manufacturing industries.

New capital expenditures data were withheld for the furniture and fixtures industry; the lowest ranking industries otherwise were stone, clay, and glass products, apparel and other textile products (which stood sixth in value of shipments and value added by manufacture but twelfth in new capital expenditures), and leather and leather products. Since new capital expenditures may vary substantially from year to year, however, the single year's data should not be taken as evidence of a longer run position for any industry.

Taken as a group, the various measures of economic contribution discussed reinforce the rankings of industry by employment alone. Georgia's big three manufacturing industries -- textiles, apparel, and food -- have remained ahead of all others between 1973 and 1984. Three other manufacturing industries, transportation equipment, paper and allied products, and lumber and wood products, make major contributions to the state's economy. The state's fastest growing manufacturing industries, however, are not the giants but the smaller challengers, such as printing and publishing and electric and electronic equipment. Nevertheless, there can be little doubt that, despite large losses in employment, the textile and apparel industries will individually continue to dominate the single industry totals, although their percentage shares of both manufacturing and total nonagricultural employment and wages and salaries may well shrink further, as the state's durable goods manufacturers expand and the economy as a whole shifts toward the broadly defined services.

Taxable Sales in Georgia,
by Industry and County
($000)

Industry	Total 1984	Total 1985	Annual Percent Change 1984-1985
Food	11,236,322	12,013,093	6.9
Apparel	1,255,159	1,356,101	8.0
Genl. Merch.	7,133,329	7,426,194	4.1
Automotive	9,544,877	10,363,863	8.6
Furniture	2,976,948	3,317,377	11.4
Miscellaneous	2,935,835	3,255,142	10.9
County			
Appling	103,510	107,117	3.5
Atkinson	24,922	25,198	1.1
Bacon	96,674	94,939	-1.8
Baker	9,869	11,198	13.5
Baldwin	246,536	243,933	-1.1
Banks	38,450	45,168	17.5
Barrow	179,074	199,286	11.3
Bartow	349,350	361,694	3.5
Ben Hill	110,428	117,133	6.1
Berrien	87,160	94,433	8.3
Bibb	1,465,035	1,503,166	2.6
Bleckley	40,731	40,369	-.9
Brantley	32,343	37,285	15.3
Brooks	57,966	54,653	-5.7
Bryan	93,011	89,451	-3.8
Bulloch	267,588	265,412	-.8
Burke	97,558	99,045	1.5
Butts	113,748	119,009	4.6
Calhoun	21,041	20,449	-2.8
Camden	97,526	120,104	23.2
Candler	61,909	65,205	5.3
Carroll	485,894	519,519	6.9
Catoosa	266,923	279,819	4.8
Charlton	36,065	36,483	1.2
Chatham	2,589,449	2,590,447	0.0
Chattahoochee	16,144	15,637	-3.1
Chattooga	145,480	136,217	-6.4
Cherokee	306,431	352,647	15.1
Clarke	768,342	827,614	7.7
Clay	9,792	9,462	-3.4
Clayton	1,400,665	1,648,131	17.7
Clinch	43,086	45,165	4.8
Cobb	3,932,787	4,532,912	15.3
Coffee	212,728	220,914	3.8
Colquitt	282,022	292,938	3.9
Columbia	176,768	196,208	11.0
Cook	79,292	76,789	-3.2
Coweta	308,597	332,165	7.6
Crawford	15,702	15,830	.8
Crisp	201,193	207,051	2.9

Industry	Total 1984	Total 1985	Annual Percent Change 1984-1985
Total Retail	35,082,471	37,731,770	7.6
Lumber, Const.	3,859,555	4,305,218	11.5
Services	3,533,579	4,023,004	13.9
Manufacturing	3,516,396	3,695,983	5.1
Utilities	6,688,560	6,993,358	4.6
County			
Dade	58,550	60,257	2.9
Dawson	24,543	29,541	20.4
Decatur	213,295	219,636	3.0
DeKalb	5,752,204	6,295,570	9.4
Dodge	79,455	77,293	-2.7
Dooly	78,525	74,147	-5.6
Doughterty	1,128,679	1,185,270	5.0
Douglas	436,874	486,277	11.3
Early	153,033	139,275	-9.0
Echols	1,254	2,053	63.7
Effingham	64,031	79,732	24.5
Elbert	135,371	135,681	.2
Emanuel	113,987	113,865	-.1
Evans	90,911	90,292	-.7
Fannin	95,720	99,420	3.9
Fayette	181,740	218,207	20.1
Floyd	675,763	703,377	4.1
Forsyth	255,789	303,319	18.6
Franklin	131,271	136,191	3.7
Fulton	8,667,946	9,356,326	7.9
Gilmer	87,314	96,974	11.1
Glascock	3,393	3,587	5.7
Glynn	694,283	748,743	7.8
Gordon	215,137	233,299	8.4
Grady	113,774	114,179	.4
Greene	82,033	80,226	-2.2
Gwinnett	2,410,374	3,125,316	29.7
Habersham	227,013	243,506	7.3
Hall	862,304	934,918	8.4
Hancock	27,626	25,928	-6.1
Haralson	115,909	125,444	8.2
Harris	90,398	95,103	5.2
Hart	128,443	133,383	3.8
Heard	18,881	15,831	-16.2
Henry	230,154	256,780	11.6
Houston	523,551	547,549	4.6
Irwin	41,855	40,826	-2.5
Jackson	246,026	270,371	9.9
Jasper	33,344	34,889	4.6
Jeff Davis	114,994	119,524	3.9

Taxable Sales in Georgia,
by Industry and County (continued)
($000)

Industry	Total 1984	Total 1985	Annual Percent Change 1984-1985	Industry	Total 1984	Total 1985	Annual Percent Change 1984-1985
Jefferson	127,274	129,202	1.5	Richmond	1,935,117	1,970,043	1.8
Jenkins	45,849	48,232	5.2	Rockdale	345,354	397,988	15.2
Johnson	44,746	31,124	-30.4	Schley	15,312	14,163	-7.5
Jones	73,854	71,390	-3.3	Screven	89,650	98,415	9.8
Lamar	70,291	67,143	-4.5	Seminole	75,381	76,113	1.0
Lanier	27,263	28,499	4.5	Spalding	362,837	387,831	6.9
Laurens	333,926	324,865	-2.7	Stephens	190,218	196,927	3.5
Lee	22,510	20,854	-7.4	Stewart	25,631	23,021	-10.2
Liberty	215,868	211,914	-1.8	Sumter	201,894	200,962	-.5
Lincoln	24,106	23,893	-.9	Talbot	20,641	20,367	-1.3
Long	7,962	8,237	3.5	Taliaferro	4,562	5,358	17.5
Lowndes	663,498	709,853	7.0	Tattnall	97,164	100,105	3.0
Lumpkin	72,469	79,831	10.2	Taylor	119,694	124,710	4.2
Macon	84,193	86,906	3.2	Telfair	57,358	56,048	-2.3
Madison	39,421	48,812	6.1	Terrell	48,125	47,584	-1.1
Marion	20,710	20,050	-3.2	Thomas	339,254	337,605	-.5
McDuffie	125,826	135,718	7.9	Tift	287,996	289,996	.7
McIntosh	44,314	45,505	2.7	Toombs	206,227	198,839	-3.6
Meriwether	130,627	136,074	4.2	Towns	48,891	51,990	6.3
Miller	34,948	34,873	-.2	Treutlen	18,596	18,566	-.2
Mitchell	125,642	128,838	2.5	Troup	498,986	510,877	2.4
Monroe	97,570	107,962	10.7	Turner	45,241	45,010	-.5
Montgomery	21,219	20,534	-3.2	Twiggs	19,579	20,251	3.4
Morgan	106,769	109,000	2.1	Union	59,245	64,379	8.7
Murray	108,059	116,603	7.9	Upson	153,920	150,026	-2.5
Muscogee	1,585,482	1,637,916	3.3	Walker	266,250	273,671	2.8
Newton	217,230	232,197	6.9	Walton	227,477	252,632	11.1
Oconee	52,383	61,051	16.5	Ware	307,837	301,333	-2.1
Oglethorpe	31,672	34,358	8.5	Warren	28,811	26,863	-6.8
Paulding	132,817	157,839	18.8	Washington	140,531	137,669	-2.0
Peach	107,796	108,899	1.0	Wayne	213,969	212,319	-.8
Pickens	146,323	168,928	15.4	Webster	4,488	4,356	-2.9
Pierce	56,388	58,259	3.3	Wheeler	16,765	17,167	2.4
Pike	17,028	22,373	31.4	White	97,122	96,680	-.5
Polk	181,677	195,710	7.7	Whitfield	950,851	999,115	5.1
Pulaski	45,588	45,340	-.5	Wilcox	19,398	19,529	.7
Putnam	58,977	66,290	12.4	Wilkes	118,870	113,704	-4.3
Quitman	6,586	7,295	10.8	Wilkinson	38,199	40,949	7.2
Rabun	74,776	82,463	10.3	Worth	75,760	81,265	7.3
Randolph	46,281	44,775	-3.3	Georgia	52,680,653	56,749,334	7.7

Composite Indexes of Leading and Coincident Georgia Economic Indicators

January figures for the coincident and leading indicators show no real change in the overall condition of the Georgia economy. The coincident indicator rose 1.6 percent in January, while the leading indicator was down .9 percent.

The modest rise in the coincident indicator is attributable to monthly increases in seasonally adjusted real retail sales and in nonagricultural employment. Positive movement in these two series offset the small decline of -.1 percent in real manufacturing weekly earnings. Following the sluggish performance (-3.5 percent) of seasonally adjusted retail sales in December, January retail sales rose .6 percent. December and January show positive year-over-year changes in retail sales of 2.9 and 2.2 percent, respectively.

Seasonally adjusted nonagricultural employment has remained essentially unchanged during the last four months, with the number of jobs up .9 percent in January compared to December. Total employment in January was 4.2 percent higher than year ago levels. Seasonally adjusted real manufacturing weekly earnings have also shown no significant movement in the last four months, with monthly changes all under 1 percent. Manufacturing earnings rose a slight .5 percent in December, followed by a .1 percent decline in January. During the past several months, manufacturing earnings have been approximately 2 percent higher than year ago figures.

The leading indicator has exhibited only slight movement recently. During the last quarter of 1985, monthly changes ranged from .1 to .9 percent, with January showing a decline of .9 percent. January's change can be attributed primarily to an 11.7 percent drop in the number of seasonally adjusted new housing permits and to an 8.2 percent increase in seasonally adjusted initial unemployment claims. Despite the negative first of year changes in these two series, January permits were 17.4 percent higher than year ago levels, and unemployment claims were 9.7 percent lower than during the same period in 1985. The last two months saw small seasonal declines in Atlanta's Help Wanted Advertising index - down 2.0 percent in December and .7 percent in January. On a year-to-year comparison, the index was down an average of 5.7 percent during the last quarter of 1985; January shows a yearly downturn of 2.7 percent.

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GEORGIA BUSINESS AND ECONOMIC CONDITIONS

May-June1986
Volume 46, number 3

The Two Georgias Revisited

Charles F. Floyd

Following the publication of the author's *Georgia Business and Economic Conditions* article last year which pointed out the disparity between the economies of metropolitan Atlanta and the rest of Georgia -- the "Two Georgias Problem" -- increasing attention has been given to the plight of the state's lagging regions, and some observers have noted similar relationships in neighboring states and, indeed, the entire Southeast. Still others have taken an opposing view that disparity between the two Georgias does not really exist, or if it does, it should not be a matter of concern for state economic development policy.

This article presents more recent statistical evidence which in addition to confirming the existence of the two Georgias, also indicates the problem is actually intensifying and likely to become even worse in the future. The disparities in economic growth between the two Georgias are becoming larger, and fundamental structural changes in the national economy are resulting in employment declines for basic industries which make it considerably more difficult for many of the state's communities to attract an adequate employment base.

INCOME DISPARITIES

The Bureau of Economic Analysis of the U.S. Department of Commerce has recently released updated 1984 income, employment, and population data for all counties in the nation which clearly delineate the income disparities between the two Georgias.

Per capita or average income per person is generally considered to be the best single measure of an area's economic well-being. The Georgia per capita income data by county for 1984 presented in Figure 1 show that while the state's per capita income was $11,548, or 90 percent of the national average, the level of income enjoyed by citizens of most Georgia counties was far below either the national or state averages. Only Cobb, DeKalb, Fayette, Fulton, and Gwinnett counties enjoyed per capita incomes above the national average while only nine additional counties -- Chatham, Clayton, Columbia, Forsyth, Hall, Henry, Oconee, Rockdale, and Whitfield -- had per capita incomes above the *state* average. This means that the residents of 145 of Georgia's 159 counties had average incomes below the state average. Of these, 92 counties had average incomes less than 75 percent of the national average, and 19 had per capita incomes less than 60 percent of the national average.

Table 1

Per Capita Income
Georgia Metropolitan Statistical Areas 1984

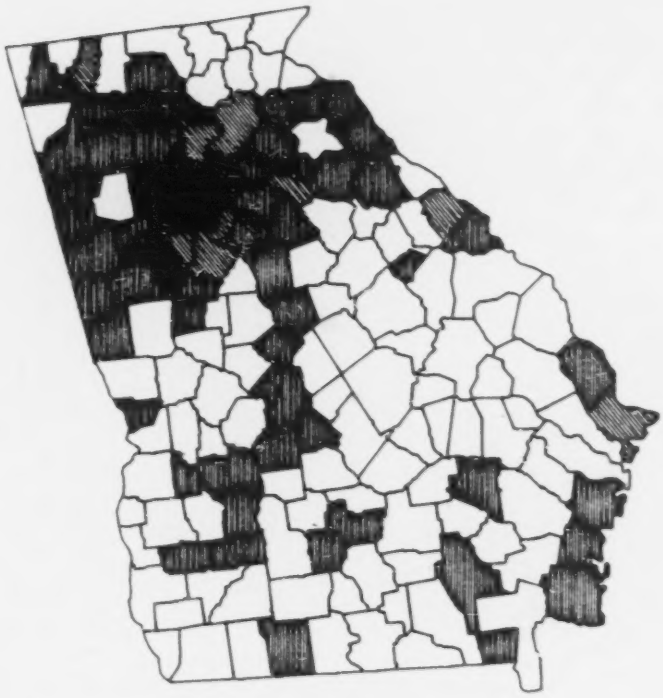
Area	Per Capita Income	Percent of National Average
United States	$12,772	100.0
Georgia	11,548	90.4
Albany	10,050	78.7
Athens	10,851	85.0
Atlanta	13,848	108.4
Augusta	11,103	86.9
Chattanooga	10,783	84.4
Columbus	10,155	79.5
Macon-Warner Robins	11,014	86.2
Savannah	11,415	89.4

Source: U.S. Department of Commerce, Bureau of Economic Analysis.

The data in Table 1 show a similar pattern for the state's eight metropolitan statistical areas. Of these metropolitan areas, only the Atlanta MSA enjoyed a level of per capita income above the national, or even the state average.

PER CAPITA INCOME 1984

PERCENT OF THE UNITED STATES AVERAGE



GEORGIA BUSINESS AND ECONOMIC CONDITIONS

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As expected, most of the higher income counties were also employment centers, although many still depended upon commuting to jobs outside the county of residence for a significant portion of total personal income. The five counties with per capita incomes above the national average were also the dominant counties of the Atlanta MSA, and they accounted for over 38 percent of Georgia's total personal income in 1984. The nine other counties which enjoyed per capita incomes above the state average accounted for an additional 12 percent of income. Among them, these fourteen counties received over 50 percent of Georgia's total personal income in 1984.

Nearly one-third of the remaining income went to eight other urban counties -- Bibb, Clarke, Dougherty, Floyd, Glynn, Houston, Muscogee, and Richmond. Thus, residents of only 22 of Georgia's counties shared approximately two-thirds of the state's personal income in 1984, while residents of the remaining 137 counties shared the other one-third.

DOMINANCE OF THE ATLANTA REGION

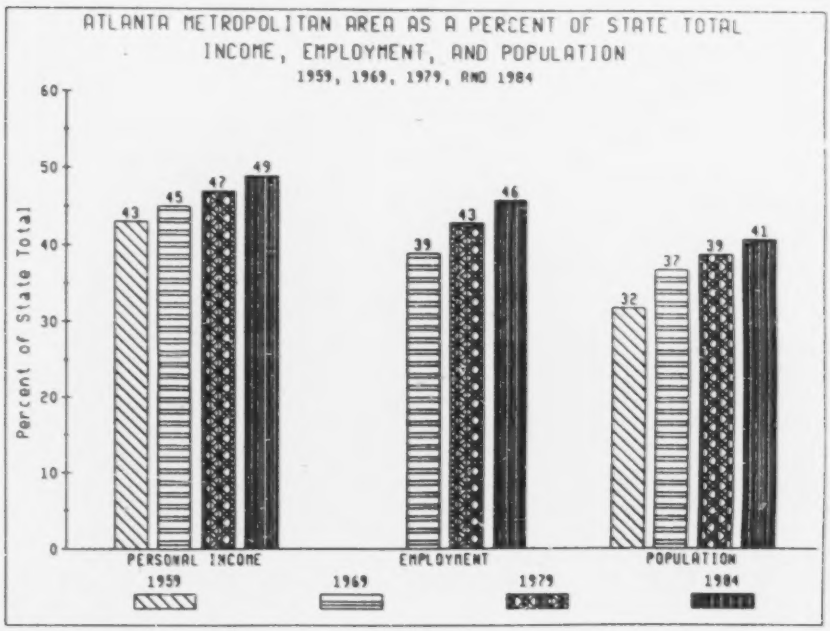
The eighteen-county Atlanta MSA dominates the Georgia economy. Table 2 shows that in 1984 this area accounted for 41 percent of Georgia's population, 48 percent of the state's civilian employment, and 49 percent of its personal income. In addition, jobs in the Atlanta MSA furnished

Table 2

Georgia Income, Employment, and Employment in 1984

Area	Personal Income		Population		Civilian Income	
	Dollars (000s)	% of Georgia Total	Number (000s)	% of Georgia Total	Number (000s)	% of Georgia Total
Georgia	67,402.8	100.0	5,836.0	100.0	2,932.9	100.0
Non-Metropolitan Counties	20,232.0	30.0	2,134.0	36.6	939.7	32.0
Metropolitan Counties	47,170.9	70.0	3,702.2	63.4	1,993.2	68.0
Atlanta MSA	32,958.1	48.9	2,380.0	40.8	1,392.2	47.5
Other MSAs	14,212.8	21.1	1,322.2	22.7	601.0	20.5
Georgia Less Atlanta MSA	34,444.8	51.1	3,456.0	59.2	1,540.7	52.2

Source: U.S. Department of Commerce, Bureau of Economic Analysis.



over $1 billion in income for workers commuting from counties outside the region.

This concentration of Georgia's economic activity in the Atlanta MSA has steadily increased during the past 25 years. As Figure 2 illustrates, during that period the region's share of population increased from 32 to 41 percent of the Georgia total, civilian employment from 39 to 46 percent, and personal income from 43 to 49 percent.

ECONOMIC GROWTH AND CHANGE, 1969-1984

Recent years have been good ones for the Georgia economy when compared to the nation as a whole (Table 3). Following the general trend of economic movement to the Sunbelt, employment, income, and population in Georgia have expanded much more rapidly than the

Table 3

Average Annual Rates of Change in Key Economic Variables United States and Georgia 1969 to 1979 and 1979 to 1984

	Total Personal Income		Per Capita Income		Population		Civilian Employment		Manufacturing Employment	
Area	69-79	79-84	69-79	79-84	69-79	79-84	69-79	79-84	69-79	79-84
United States	10.0	9.2	8.8	8.1	1.1	1.0	2.3	1.4	.4	-1.6
Georgia	10.9	11.1	9.0	9.4	1.7	1.6	2.9	2.6	1.0	.7
Non-Metropolitan Counties	11.2	10.2	9.6	9.2	1.4	.9	2.5	1.3	1.9	.3
Metropolitan Counties	10.8	11.5	8.7	9.3	1.9	2.0	3.0	3.3	.3	1.0
Atlanta MSA	11.3	12.1	8.7	9.5	2.3	2.6	3.6	4.1	-.1	2.0
Other Metro Counties	9.6	10.3	8.3	9.1	1.2	1.1	2.1	1.7	.9	-.4
Georgia Less Atlanta MSA	10.5	10.2	9.1	9.2	1.3	1.0	2.3	1.4	1.6	.1

Source: U.S. Department of Commerce, Bureau of Economic Analysis.

national average since 1969. For example, in the more recent 1979 to 1984 study period, Georgia employment increased at an annual rate almost twice the national average.

The overall Georgia growth figures mask widely differing patterns of economic change within the state. Essentially, employment and population growth have been concentrated in the Atlanta MSA, with the remainder of the state closely mirroring slower national growth trends.

The 1970s were a period of relatively rapid expansion in the non-metropolitan areas of the United States, but the Department of Commerce reports that this trend has reversed during the present decade, with economic growth in the metropolitan regions again outpacing growth in the nonmetropolitan areas. This trend is certainly evident in Georgia, where the 1979 to 1984 average annual rate of employment growth in the state's non-metropolitan areas fell to half the average rate experienced from 1969 to 1979. The population growth rate has fallen below the national average, indicating increasing out-migration from non-metro areas to those of greater economic opportunity. According to BEA data, 32 Georgia counties lost population between 1980 and 1984, compared to only 10 between 1970 and 1980.

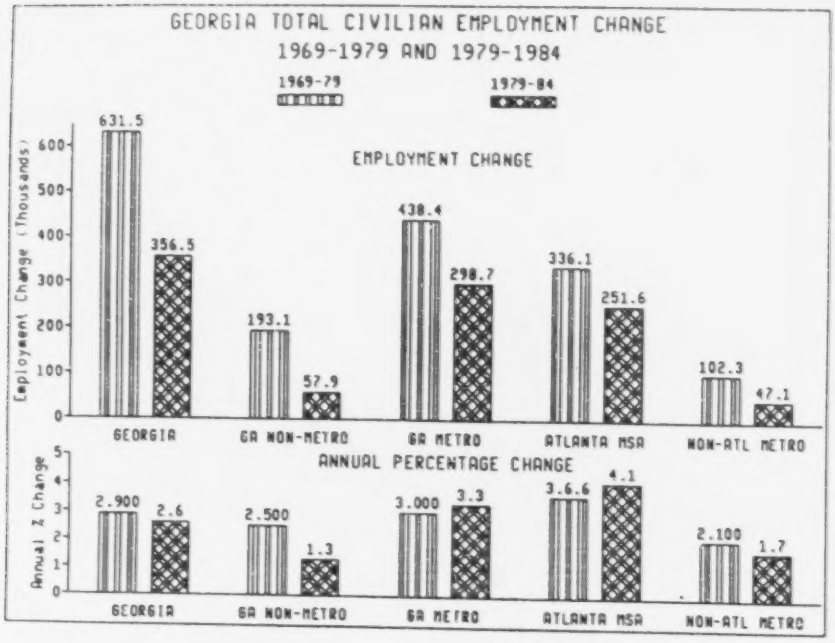
Economic growth in Georgia's metropolitan areas has been much more rapid than in the rest of the state and nation, but this merely reflects extremely rapid growth in the Atlanta MSA; change in the other metropolitan areas has been comparable to the lower rates experienced in the non-metropolitan counties (Figure 3). The rate of employment growth experienced in the Atlanta MSA during the recent study period was approximately three times the rate for the remainder of the state, the Atlanta region accounting for over 70 percent of total state employment growth during the period.

MANUFACTURING GROWTH

To many, economic growth and manufacturing growth are virtually synonymous. By this measure, the portion of Georgia outside the Atlanta MSA has done very poorly in recent years. Figure 4 shows that manufacturing employment in the Atlanta MSA increased by 16,500 between 1979 and 1984; in contrast, the number of manufacturing jobs decreased by 2,400 in the metropolitan areas outside Atlanta. The manufacturing sector provided Georgians in the non-metropolitan areas with 45,000 new jobs in the ten-year period from 1969 to 1979, compared to a gain of only 4,400 between 1979 and 1984. The number of manufacturing jobs actually decreased in 78 of Georgia's 159 counties during this recent five-year period. Manufacturing employment as a percent of total Georgia employment has declined from 23.2 percent in 1969 to only 18.1 percent in 1984.

FUTURE CHALLENGES

The Georgia economy faces some tremendous challenges in the coming years, but also enjoys some great opportunities. Fueled by national expansion in the


GEORGIA TOTAL CIVILIAN EMPLOYMENT CHANGE
1969-1979 AND 1979-1984
1969-79
1979-84
EMPLOYMENT CHANGE
Employment Change (Thousands)
631.5
356.5
193.1
57.9
438.4
298.7
336.1
251.6
102.3
47.1
GEORGIA
GA NON-METRO
GA METRO
ATLANTA MSA
NON-ATL METRO
ANNUAL PERCENTAGE CHANGE
Annual % Change
2.900
2.6
2.500
1.3
3.000
3.3
3.6.6
4.1
2.100
1.7
GEORGIA
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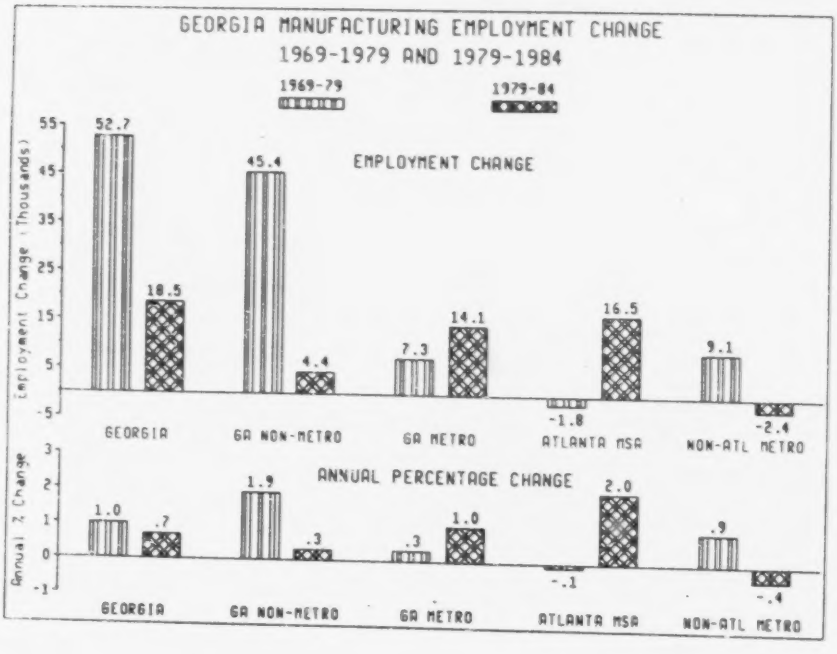
ATLANTA MSA
NON-ATL METRO


GEORGIA MANUFACTURING EMPLOYMENT CHANGE
1969-1979 AND 1979-1984
1969-79
1979-84
EMPLOYMENT CHANGE
Employment Change (Thousands)
52.7
18.5
45.4
4.4
7.3
14.1
-1.8
16.5
9.1
-2.4
GEORGIA
GA NON-METRO
GA METRO
ATLANTA MSA
NON-ATL METRO
ANNUAL PERCENTAGE CHANGE
Annual % Change
1.0
.7
1.9
.3
.3
1.0
-.1
2.0
.9
-.4
GEORGIA
GA NON-METRO
GA METRO
ATLANTA MSA
NON-ATL METRO

employment-dense high-tech manufacturing, service and financial sectors for which it is a major center, the Atlanta region should continue to grow rapidly. In fact, for much of this region the challenge is not to create growth but rather to guide and control it in order to avoid some of the undesirable side effects such as overcrowded schools, disrupted neighborhoods, and clogged roadways.

For much of Georgia, however, the near-term economic prospects are not bright. The agricultural sector, currently in its worst national depression in decades, shows no signs of an early revival. National manufacturing employment is projected to grow slowly, if at all, during the remainder of this century. For industries such as textiles and apparel that face strong foreign competition, the forecast is for continued employment decline. Thus, the prospects are not bright for attracting significant numbers of additional manufacturing jobs in most Georgia communities. To the contrary, simply hanging on to existing jobs often will be a formidable task.

Balancing this rather gloomy picture on much of Georgia's economic horizon are the many competitive strengths of the state's economy. The rapid expansion of the Atlanta region creates a vast market for other communities, and generates large tax revenues that may be utilized to improve education, transportation, and other infrastructures vital to the continued growth of the Georgia economy. Generating economic growth adequate to provide opportunity throughout Georgia will not be easy, but it can and must be accomplished.

Charles F. Floyd is professor of real estate at the University of Georgia.

Employment in Georgia's Manufacturing and Service Sectors to 1995

Phillip A. Cartwright

As the last decade of the century approaches, state and metropolitan area employment projections to 1995 have been prepared and published by the Bureau of Economic Analysis (BEA) for the U.S., Georgia, and its metropolitan areas. Issues relating to economic growth in Georgia and particularly to the relative strength of some sectors continue to receive attention and generate controversy. That is why a review of the BEA projections can lend important insights into the expected rate of economic growth for the state and its metropolitan areas.

Before considering the numbers, it is important to know something about the way the projections are prepared. Forecasting some economic variables can be extraordinarily difficult even over a one or two year horizon. Projecting indicators of economic growth for several years in advance and incorporating the results into policy analyses is even more difficult. The more long range the projections, the more likely they are to be error-prone due to the possibility of unanticipated events.

The BEA projects employment and earnings by industry, population, and nonearnings components of personal income. This latter category includes factors such as property income received and transfer payments. Because policy makers are particularly interested in the outlook for employment in different sectors as evidenced by attempts to recruit firms wanting to hire local residents, the employment projections are especially useful.

EMPLOYMENT PROJECTIONS

The long-term projections are prepared by what is commonly called a step-down approach. This is based on the idea that data for large areas such as the nation are generally more accurate than the same data for more detailed geographical areas such as a state or city.

The overall procedure used to project employment may be divided into two broad segments. In the first phase, analysts use the national projections as a base for preliminary and final projections for individual states. Projections are made based on anticipated employment growth in a particular industry at the national level and projected ratios of total employment in each industry for the state to the employment required to meet intrastate demand for the industry's products. This ratio is assumed to indicate the state's competitive position relative to other states in an industry. For example, if the ratio is greater than one, a state is assumed to have a competitive edge in that industry. Following the calculation of preliminary projections, the figures are evaluated and modified to remove irregularities and to reflect new economic trends and relationships.

In the second phase, state level data are used to develop metropolitan area projections. The preliminary projections are calculated using adjusted extensions of the historical average annual rate of growth of each metropolitan area's share of employment. These adjustments help preclude the possibility that a metropolitan area's growth rate will fluctuate at an unusually high rate for an extended period.

The final projections for the metropolitan areas are developed by evaluating the preliminary figures in a manner similar to that implemented at the national level. The preliminary projections are modified to take into consideration certain factors affecting the historical data. Examples are atypical rates of growth or decline, permanent events such as plant closings that primarily affect the level rather than the trend of economic activity, temporary events that affect neither the level nor trend of activity such as strikes, and planned events such as new plant openings that have been announced but are not yet incorporated into the historical data. The metropolitan area shares of the state's employment broken out into industrial group for each projected year are constrained to sum to 100 percent. The constrained shares are then used to compute metropolitan area employment by industry.

One particularly important assumption is that military employment will remain at the 1983 level in all metropolitan areas except those in which growth is planned or partially established. This factor does not affect metropolitan areas in Georgia, but is particularly important for interpreting totals for the state as the projections assume an addition of 9,500 persons to nonmetropolitan employment at the Trident East submarine base in Camden County.

Nonagricultural Employment in Manufacturing and Services[a], Georgia (BEA)

(thousands of jobs)

City and area	1973	1983	1995
Albany			
Manufacturing	10.4	10.4	13.7
Annual average rate (percent)	--	.00	2.32
Services	31.5	36.5	47.6
Annual average rate (percent)	--	1.48	2.24
Athens			
Manufacturing	14.3	14.6	16.7
Annual average rate (percent)	--	.21	1.13
Services	30.3	41.8	55.2
Annual average rate (percent)	--	3.27	2.34
Atlanta			
Manufacturing	153.0	164.2	202.2
Annual average rate (percent)	--	.71	1.75
Services	361.1	865.9	1,317.6
Annual average rate (percent)	--	9.14	3.56
Augusta			
Manufacturing	35.4	35.7	41.6
Annual average rate (percent)	--	.08	1.28
Services	78.2	114.4	134.5
Annual average rate (percent)	--	3.88	1.36
Chattanooga			
Manufacturing	63.5	44.4	46.0
Annual average rate (percent)	--	-3.51	.30
Services	93.2	120.9	156.8
Annual average rate (percent)	--	2.64	2.19
Columbus			
Manufacturing	21.1	20.3	23.8
Annual average rate (percent)	--	-.39	1.33
Services	67.0	88.4	101.9
Annual average rate (percent)	--	2.81	1.19
Macon-Warner Robins			
Manufacturing	16.8	19.3	23.3
Annual average rate (percent)	--	1.40	1.58
Services	53.6	92.1	112.1
Annual average rate (percent)	--	5.56	1.65
Savannah			
Manufacturing	16.1	15.9	19.1
Annual average rate (percent)	--	-.12	1.54
Services	53.0	73.4	97.8
Annual average rate (percent)	--	3.31	2.42
Georgia			
Manufacturing	504.4	520.2	627.6
Annual average rate (percent)	--	.31	1.58
Services	1,469.5	1,953.2	2,445.9
Annual average rate (percent)	--	2.89	1.89

[a] Services = Trans + Trade + FIRE + Services + Govt.

Source: U.S. Department of Commerce, Bureau of Economic Analysis, 1985 OBERS BEA Regional Projections, Vol. 1, State Projections to 2035; Vol. 2, Metropolitan Statistical Area Projections to 2035.

MANUFACTURING VS. SERVICES

The employment projections for the state as a whole show that growth in the service sector (i.e., transportation and public utilities, trade, finance, insurance, and real estate, other services, and government) will continue to dominate that in manufacturing. However, judging against the period 1973 to 1983, the state's manufacturing sector will show some strength. On an annual average rate basis, growth in manufacturing and services between 1983 and 1995 is expected to be 1.6 and 1.9 percent, respectively. In 1995 the service industries will constitute 74.3 percent of the state's total nonagricultural employment. This compares with 74.1 percent of the total in 1983. The share of employment accounted for by manufacturing will decline from 19.7 percent in 1983 to 19.1 percent in 1995.

Looking at the same data for the state's eight metropolitan statistical areas reveals that manufacturing employment in Albany will grow most rapidly on the average year-over-year basis. The annual average rate of growth computed over 1983 to 1995 is projected to be 2.3 percent, which is well above the zero percent growth rate recorded over the period 1973 to 1983. The Albany area is projected to employ just over 2 percent of the manufacturing workers in the state and is the only MSA in which the growth rate for manufacturing exceeds that for services. Manufacturing growth is expected to be lowest in Chattanooga where a .3 percent average growth rate is expected. While the figure is far from strong, it is an improvement over the -3.5 percent change posted during the 1973 to 1983 period.

Analyzing the projections for the service sector shows the highest annual average rate of growth is expected to occur in Atlanta. Between 1983 and 1995 average growth in the Atlanta area is expected to amount to 3.6 percent. The area will employ 1,317.6 thousand of the state's 2,445.9 thousand service workers, or about 54 percent.

Columbus is projected to have the lowest rate of service sector employment growth. The estimated 1.2 percent growth over the twelve-year period is well below the 1.9 percent rate projected at the state level.

Although long-range forecasts are subject to considerable uncertainty, perhaps their genuine utility comes from the direction and general strength of growth indicated by the figures rather than from the exact numbers themselves. The BEA projections indicate the nation as a whole will experience annual average rates of growth over the 1983 to 1995 period of 1.5 and 1.7 percent in manufacturing and services, respectively. Thus, while not all of the state's metropolitan areas are expected to post above average growth rates, the state itself will grow at above average rates into the next decade.

Composite Indexes of Leading and Coincident Georgia Economic Indicators

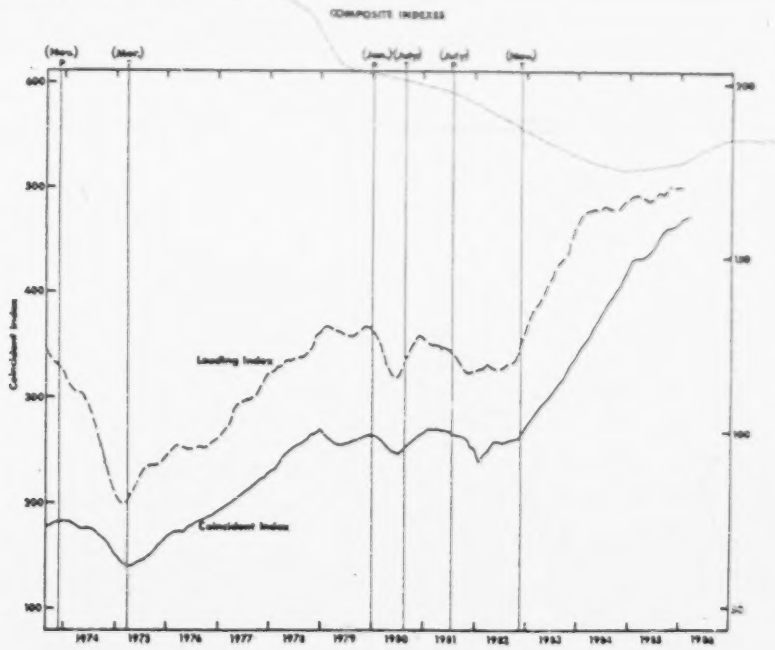
The recent performance of both the leading and coincident indicators suggest no basic change in the state's overall level of economic activity. The leading indicator declined .5 percent in March while the coincident indicator rose 1.9 percent. This most recent monthly downturn in the leading indicator followed February's slight .1 percent rise and a first of year .5 percent dip. The behavior of the coincident indicator has also been erratic in recent months. Following modest increases of .6 and 1.4 percent in December 1985 and January 1986, respectively, the coincident indicator declined .7 percent in February. It then rebounded with the 1.9 percent change in March.

A strong performance by the retail sales numbers accounts for the March increase in the coincident indicator. Prior to the March upswing of 17.8 percent, seasonally adjusted real retail sales had fared poorly in recent months turning down 3.5 percent in December, and then rising .6 percent in January. Sales fell another 6.8 percent in February. February retail sales were 2.2 percent lower than the year ago figures, but March's rebound shows retail sales 14.5 percent higher than March 1985.

The performance of seasonally adjusted real manufacturing weekly earnings has also been mixed recently. A small increase of .5 percent at the end of 1985 was followed by downturns of .1 and 2 percent in January and February, respectively. Manufacturing earnings recovered somewhat in March with a slight .4 percent increase. During the past four months, manufacturing earnings have posted yearly year-over-year changes of from 1 to 1.9 percent. Small monthly changes in seasonally adjusted nonagricultural employment continued in March, with the number of jobs down .3 percent compared to February. January and February figures showed increases of .9 and .1 percent, respectively, while December employment was down an insignificant .01 percent. Recent levels of employment are 3.5 to 4.2 percent higher than year ago figures.

March downturns in housing permits and in Atlanta's Help Wanted Advertising Index contributed to the decline in the leading indicator. The volatile seasonally adjusted new housing permit series was down 5.8 percent following February's 8.8 percent increase. Preceding months showed an 11.7 percent drop in January and a 7.5 percent upturn in December. Despite inconsistent monthly behavior during the first quarter of 1986, housing permits remain 13 to 22 percent higher than year ago levels. Both monthly and annual comparisons of the seasonally adjusted advertising index demonstrate a general decline in this series. The index for March was off 6.1 percent compared to February, which showed a rise of 2.4 percent. During December and January, the advertising index declined 2 and .7 percent, respectively. Comparisons with figures one year ago show drops of 2 to 7.7 percent during the past four months.

Slightly offsetting March decline in new housing permits and in the advertising index was a 2 percent decrease in seasonally adjusted initial unemployment claims. Unemployment claims were also 8.3 percent lower in February; December showed a monthly increase of 12.9 percent and January was up another 8.2 percent. During the first quarter of 1986, unemployment claims have been an average of 9.1 percent lower than year ago figures.



GEORGIA BUSINESS STATISTICS

SERIES	MAR 1986	FEB 1986	JAN 1986	MAR 1985
Georgia Leading Indicators Index[1] (1969=100)	174.61	175.48	175.28	170.24
Georgia Coincident Indicators Index[2] (1969=100)	477.15	468.19	471.33	420.35
Nonagricultural Employment[2] (thousands)	2607.0	2596.1	2595.6	2519.3
Manufacturing Employment[2] (thousands)	560.8	559.6	557.5	549.5
Average Weekly Earnings, Manufacturing[2] (dollars)	329.65	326.01	334.15	317.60
Help Wanted Advertising, Atlanta Index[3] (1967=100)	276	294	287	299
Taxable Retail Sales[4] ($ millions)	3545.0	2707.2	2778.2	3031.5
Building Permits[5]				
Residential Housing Units, Private (thousands)	7.6	5.9	5.6	6.7
Value of Residential Housing ($ thousands)	351635	282254	273911	289854
Value of Nonresidential Construction ($ thousands)	200120[P]	139570	175618	152734
Industrial Buildings	14442	20031	33401	12968
Office, Bank and Other Professional Buildings	60861	11176	23819	42259
Stores and Other Mercantile Buildings	27079	41382	29091	29412
Other	97738	66981	89307	68095
Consumer Price Index[6] (CPI-U, all items)				
South U.S. (December 1977 = 100)	--	176.6	--	171.5[a]
South/Population more than 1,250,000	--	177.3	--	171.0[a]
South/Population 385,000 - 1,250,000	--	178.2	--	173.0[a]
South/Population 75,000 - 385,000	--	175.3	--	171.2[a]
South/Population 2,500 - 75,000	--	174.7	--	170.1[a]
Atlanta (1967=100)	--	336.9	--	322.6[a]
Prices Received by Farmers, Georgia Index[7] (1977=100)	122[r]	121	123	124
	1985:IV	**1985:III**	**1985:II**	**1984:IV**
Total Personal Income[8] ($ millions)	74320	73171	71843	70049

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[1]Georgia Economic Forecasting Project, Division of Research, College of Business Administration, University of Georgia. Initial monthly values subject to revision.

[2]Labor Information Systems, Georgia Department of Labor.

[3]Series published by The Conference Board, Inc.

[4]Derived by the Division of Research, College of Business Administration, University of Georgia, from data of the Sales and Use Tax System, Georgia Department of Revenue.

[5]U.S. Department of Commerce, Bureau of the Census.

[6]U.S. Department of Labor, Bureau of Labor Statistics, Southeastern Regional Office.

[7]Georgia Department of Agriculture, Georgia Crop Reporting Service.

[8]U.S. Department of Commerce, Bureau of Economic Analysis, Regional Economic Information System.

[a] February, 1985.

[P] Preliminary; imputation greater than 25 percent.

[r] Revised

A Note on Taxable Sales Estimates

Users frequently inquire about the method the Division of Research employs to prepare its estimates of total taxable sales and taxable retail sales for Georgia. The following description by data specialist Suzanne A. Lindsay details the estimating procedure.

Both total taxable sales and taxable retail sales estimates are based on monthly tax collection data from the Sales and Use Tax System of the Georgia Department of Revenue. To reflect the time of economic activity more accurately, the data are lagged one month; that is, February tax collection data become the base for January estimates of taxable sales, and so on.

State-level estimates of *total taxable sales* are based on the state revenue department's Group Commodity Summary Report. "Money collected" values for two tax categories, the state sales tax and the motor fuel sales tax (which is part of the basic 3 percent state sales tax but is tallied separately because of legislative earmarking of its revenues), are summed for each of ten commodity groups: food, apparel, general merchandise, automotive, furniture, miscellaneous, lumber and construction, services, manufacturing, and utilities. The totals are added and multiplied by the factor 33.55705 (supplied by the Georgia Department of Revenue), to convert *tax dollars collected* to dollars of *taxable sales*. "Money collected" includes penalties and interest, without allowance for vendor compensation, as well as both sales and use taxes.

State-level *taxable retail sales* estimates are a subtotal of the food, apparel, general merchandise, automotive, furniture, and miscellaneous categories from the Group Commodity Summary Report, prepared as outlined above. Taxable retail sales estimates are not prepared for counties, because the necessary detailed commodity group reports are not available.

County estimates of *total taxable sales* are based on the monthly Distribution of Outside Tax report (using the "total tax" value per county), and the Distribution of Motor Fuel Tax report (using the "money collected" value per county). The report on Outside Tax distributes state sales tax revenues collected to individual counties, and is used without adjustment. A Division of Research computer program allocates certain statewide totals reported in the Motor Fuel sales tax report to the individual county values already reported there. The resulting total motor fuel sales tax value is added to the state sales tax value for each county, and the sum is multiplied by 33.55705, to convert tax revenues collected to dollars of total taxable sales by county.

Although monthly data are prepared for both state and county estimates, county totals are published only annually. Summary state taxable retail sales values appear regularly in the Business Statistics report in *Georgia Business and Economic Conditions*. All data are reported in current dollars only and are not adjusted for inflation or deflation.

DIFFERENCES FROM OTHER ESTIMATES

The Georgia Department of Revenue issues quarterly summaries of total taxable sales (state and county), and reports annual totals in its *Statistical Report* each year. GDR and Division of Research estimates, although having the same title, differ in several respects.

The Georgia Department of Revenue reports sales and use taxes separately; its county taxable sales are based upon sales taxes alone. (Use taxes are those sales taxes paid by Georgia firms on taxable purchases from suppliers outside Georgia.) The Division of Research combines the two types of tax into one figure, in order to maintain consistency with earlier estimates and because of technical difficulties in estimation. As a result, Division of Research taxable sales values for individual counties generally will be larger than those reported by GDR. The difference in definition and coverage accounts for most of the differences between the two estimates.

The Division of Research allocates certain statewide subtotals of motor fuel sales taxes collected back to counties, using a proportionate share technique. The amounts per county are relatively small each month but do add to the differences from GDR county estimates over a year's span.

In general, the Division of Research county taxable sales estimates represent a somewhat broader measure of economic activity than the GDR estimates. Since the two estimates start from different bases and use somewhat different estimating techniques, their totals should not be expected to agree.

Neither Division of Research nor GDR county taxable sales estimates will agree with the *retail sales* data estimated by independent organizations. Such estimates are based upon data from the U.S. Census of Retail Trade conducted once every five years, as well as other information, and are prepared according to proprietarial techniques.

Users of county taxable sales estimates should be aware of the differences between Division of Research and Georgia Department of Revenue definitions and results. The choice of which series to use depends upon the user's need for a broader estimate of sales activity or a pure sales-tax based estimate.

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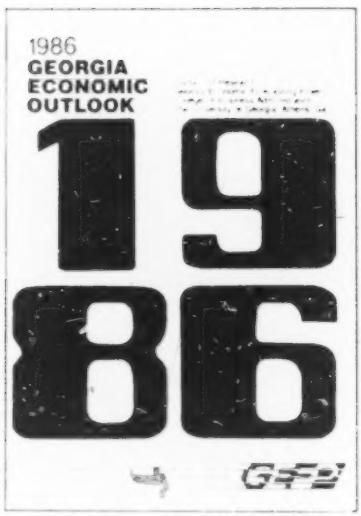

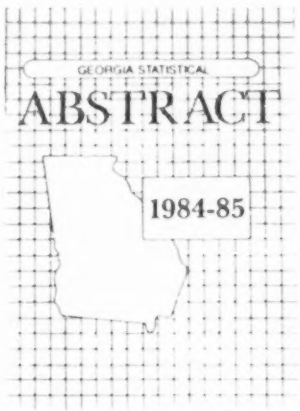

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Are There Really Two Georgias?

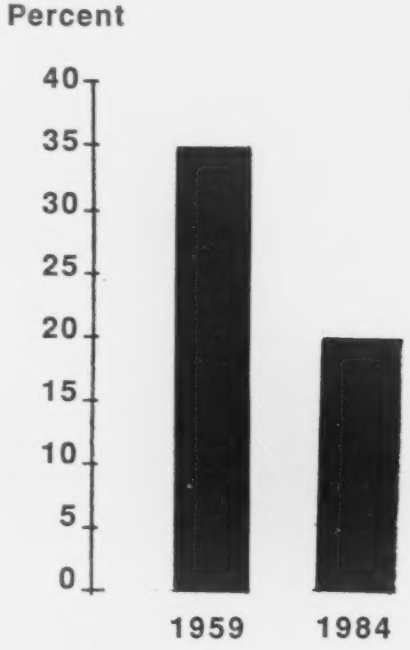
Albert W. Niemi, Jr.

Recently, there has been a great deal of discussion of the "two Georgias." According to this view, there are two distinct economic regions in the state -- Atlanta and the rest of Georgia. Presumably Atlanta grows by leaps and bounds while the rest of the state stagnates. Testimony to the superiority of the Atlanta economy is provided by the area's relatively high per capita income levels. Only a handful of the state's 159 counties have achieved per capita income levels above the national average and these counties are clustered in the Atlanta area. The relatively high per capita incomes of the Atlanta area counties provide the foundation for the "two Georgias" argument.

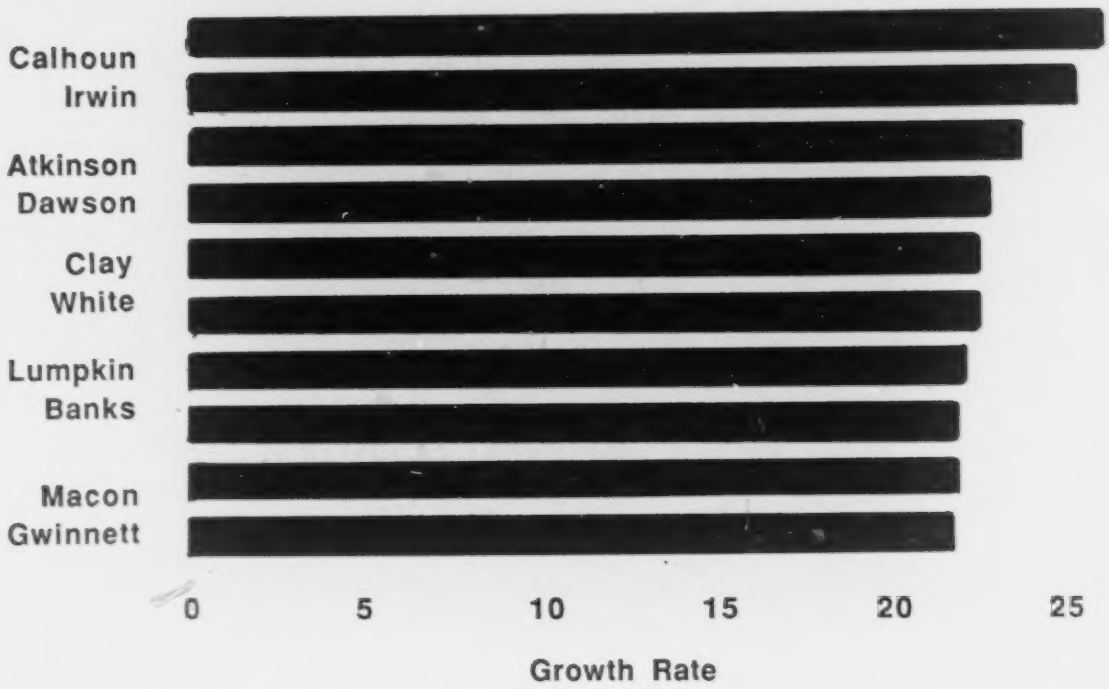
At first, the concept of two Georgias has a certain intuitive appeal. After all, we know that Atlanta is a lot different than the rest of Georgia. Maybe the differences between Atlanta and the rest of Georgia in economic structure, urban density, and other factors are reflected in differences in economic performance. Economic events are never very easy to explain, however, and closer inspection of the Georgia situation indicates much more complexity than is allowed by the two Georgias viewpoint.

One problem we encounter immediately is the significant gap in per capita income levels that has existed between Atlanta and the rest of the state since county income estimates have been available. There is nothing new about the Atlanta area counties ranking at the top of the state's per capita income chart. In order to support the argument of a widening gap between Atlanta and the rest of the state, an idea at the heart of the two Georgias concept, there would have to be a comparison of growth trends in the two regions. Another problem that must be addressed is the changing definition of Atlanta in recent years. In the 1960s, the Atlanta metro area included only five counties -- Fulton, DeKalb, Cobb, Gwinnett, and Clayton. Today, the Atlanta metro area is defined to include eighteen counties -- the original five plus Barrow, Butts, Cherokee, Coweta, Douglas, Fayette, Forsyth, Henry, Newton, Paulding, Rockdale, Spalding, and Walton. This is a tremendous geographic area stretching to within 50 miles of Chattanooga to the north, 25 miles from Macon to the south, bordering the Athens metropolitan area to the east, and running to within 10 miles of Carrollton on the west. Indeed, much of the "growth" in Atlanta can be accounted for by this geographic expansion of the city's definition.

The Per Capita Income Gap Between Atlanta and Georgia



Ten Fastest Growing Counties, 1983-84



GEORGIA BUSINESS AND ECONOMIC CONDITIONS

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If we use a consistent definition of Atlanta (eighteen counties), we find that in 1959 the Atlanta metro area had a per capita income 35 percent above the state's average compared to a gap of 20 percent in the most recent figures for 1984. This does not suggest that Atlanta is growing at the expense of the rest of the state and is not supportive of the view that two Georgias are developing. Close inspection of personal income growth in Georgia in 1983-84 indicates that thirteen Georgia counties achieved growth rates exceeding 20 percent. Only one of these high growth counties (Gwinnett) was in the greater Atlanta area. The other twelve leading growth counties (Atkinson, Banks, Calhoun, Clay, Dawson, Dooly, Franklin, Irwin, Lumpkin, Macon, Webster, and White) covered most other sections of the state. Forty-five counties had growth rates exceeding 15 percent, and forty of these were outside the new eighteen-county Atlanta metro area. An examination of personal income growth in the Georgia economy during 1983-84 provides strong evidence of broad based economic expansion across the Georgia economy. In 125 counties, 80 percent of the state's total, growth exceeded the national rate of 10.3 percent. Within the South, only North Carolina achieved such strong balanced growth across the state. The percentage of counties achieving growth in excess of national performance in neighboring states was as follows: Florida (72 percent); South Carolina (65 percent); Tennessee (59 percent); and Alabama (27 percent).

The evidence suggests that growth has not been confined to the Atlanta area. Further investigation also reveals great diversity in growth rates and income levels within the eighteen-county Atlanta metro area. County per capita income levels for 1984 ranged from a high of almost $16,000 to a low of less than $9,000. There are nine Atlanta area counties with income levels above the state average and nine counties with income levels below this standard. For 1983-84, there were ten counties that grew more rapidly than the state's average and eight counties that fell below the state's aggregate performance.

Does this mean that there are not two Georgias? It depends on your criteria and point of view. Clearly, the Atlanta metro area enjoys a higher average per capita income than any other section of the state. This has been true for a very long time, however. If you use historical levels of per capita income, there are several Georgias. There is the Atlanta metro area that has expanded to encompass a significant portion of North Georgia. There are the smaller metro areas such as Athens, Augusta, Macon, Savannah, Columbus, and Albany that cover all sections of the state. There are rapidly growing areas on the interstate highways such as Banks, Franklin, and Dooly counties. There are depressed agricultural areas in the state. There are sections that have been hurt by foreign competition in textiles and apparel.

If you use economic growth over the past two decades, clearly there are not two Georgias. Such a description misrepresents what has been happening in the state. The Georgia economy has enjoyed unparalleled growth and prosperity in recent years. The benefits of this economic expansion have fallen on every corner of the state. In the process, the historical gap between Atlanta and the rest of the state has been narrowed not widened. To be sure, there is still a wide gap between Atlanta's standard of living and that of many areas of the state. It is not likely that this gap will disappear in the near future. It would be unfortunate, however, if we let this historical differential obscure the remarkable growth that is taking place across Georgia.

Albert W. Niemi, Jr. is Dean of the College of Business Administration at the University of Georgia.

Per Capita Personal Income and Annual Average Rates of Growth,
Selected Years, for Georgia, Metropolitan Areas, and Counties

Area	Per Capita Personal Income ($ current) 1979	1983	1984	Rank* in 1984	Annual Average Rate of Growth (%) Nominal TPI 1979-84	1983-84	Real TPI (1967$) 1979-84	1983-84
Georgia	7377	10419	11548	--	9.4	10.8	1.8	6.3
Metropolitan Areas:								
Albany, GA	6677	9155	10050	279	8.5	9.8	1.0	5.3
Athens, GA	6584	9511	10851	234	10.5	14.1	2.9	9.4
Atlanta, GA	8871	12557	13848	56	9.3	10.3	1.8	5.8
Augusta, GA-SC	6957	10101	11103	226	9.8	9.9	2.2	5.4
Chattanooga, TN-GA	7537	9994	10783	240	7.4	7.9	.0	3.5
Columbus, GA-AL	6655	9218	10155	273	8.8	10.2	1.3	5.7
Macon-Warner Robins, GA	7154	10132	11014	229	9.0	8.7	1.5	4.3
Savannah, GA	7557	10495	11415	204	8.6	8.8	1.1	4.3
Counties:								
Metropolitan Portion	8159	11554	12741	--	9.3	10.3	1.8	5.8
Nonmetrpolitan Portion	6094	8475	9479	--	9.2	11.8	1.7	7.3
Appling	5634	8288	9720	59	11.5	17.3	3.8	12.5
Atkinson	5268	7660	9266	83	12.0	21.0	4.2	16.0
Bacon	5541	7022	8091	127	7.9	15.2	.4	10.5
Baker	5650	7245	8658	104	8.9	19.5	1.4	14.6
Baldwin	6080	8593	9244	84	8.7	7.6	1.2	3.2
Banks	5668	8302	9685	64	11.3	16.7	3.6	11.9
Barrow	6640	9201	10180	40	8.9	10.6	1.4	6.1
Bartow	6607	9179	10085	47	8.8	9.9	1.3	5.4
Ben Hill	5884	7949	8769	100	8.3	10.3	.8	5.8
Berrien	5946	8123	9134	88	9.0	12.4	1.4	7.9
Bibb	7187	10199	11091	22	9.1	8.7	1.5	4.3
Bleckley	5916	8578	9458	74	9.8	10.3	2.2	5.8
Brantley	5370	6899	7804	138	7.8	13.1	.3	8.5
Brooks	4912	6360	7390	149	8.5	16.2	1.0	11.5
Bryan	5888	7830	8446	112	7.5	7.9	.0	3.5
Bulloch	5816	7740	8597	109	8.1	11.1	.7	6.5
Burke	5462	7431	8314	118	8.8	11.9	1.2	7.3
Butts	6084	8213	8984	95	8.1	9.4	.6	4.9
Calhoun	6071	7890	9977	50	10.4	26.5	2.8	21.3
Camden	6867	9738	10473	30	8.8	7.5	1.3	3.2
Candler	5476	6897	7720	140	7.1	11.9	-.3	7.4
Carroll	6425	9188	10381	35	10.1	13.0	2.5	8.4
Catoosa	6665	8446	9117	90	6.5	7.9	-.9	3.5
Charlton	4926	7328	7644	141	9.2	4.3	1.6	.1
Chatham	7659	10639	11589	13	8.6	8.9	1.1	4.5
Chattahoochee	4882	7016	7812	137	9.9	11.3	2.3	6.8
Chattooga	5604	7543	8046	130	7.5	6.7	.1	2.3
Cherokee	7088	10147	11229	20	9.6	10.7	2.1	6.1
Clarke	6667	9853	11170	21	10.9	13.4	3.2	8.7
Clay	4217	5736	6861	158	10.2	19.6	2.6	14.7
Clayton	8057	10831	11937	10	8.2	10.2	.7	5.7
Clinch	5419	7536	8295	119	8.9	10.1	1.4	5.6
Cobb	9724	14016	15410	2	9.6	9.9	2.1	5.5
Coffee	5401	7494	8254	121	8.9	10.1	1.3	5.6
Colquitt	5847	8100	9101	91	9.3	12.4	1.7	7.8

(continued)

Area	Per Capita Personal Income ($ current) 1979	1983	1984	Rank* in 1984	Annual Average Rate of Growth (%) Nominal TPI 1979-84	1983-84	Real TPI (1967$) 1979-84	1983-84
Columbia	7452	11038	12019	9	10.0	8.9	2.4	4.4
Cook	5020	6606	7425	146	8.1	12.4	.7	7.8
Coweta	7334	10294	11275	19	9.0	9.5	1.4	5.1
Crawford	6038	8719	9560	68	9.6	9.6	2.0	5.2
Crisp	5967	7629	8622	107	7.6	13.0	.2	8.4
Dade	5756	7316	7901	135	6.5	8.0	-.8	3.6
Dawson	6548	10010	11355	17	11.6	13.4	3.9	8.8
Decatur	6312	8246	9177	85	7.8	11.3	.3	6.7
DeKalb	9633	13707	15161	3	9.5	10.6	1.9	6.1
Dodge	5383	7576	8342	117	9.2	10.1	1.6	5.6
Dooly	6218	8645	10302	39	10.6	19.2	3.0	14.3
Dougherty	6709	9201	10095	44	8.5	9.7	1.0	5.2
Douglas	7219	9967	10946	23	8.7	9.8	1.2	5.3
Early	5832	7477	8620	108	8.1	15.3	.6	10.6
Echols	4514	6461	7188	156	9.8	11.3	2.2	6.7
Effingham	6421	8951	9623	67	8.4	7.5	.9	3.1
Elbert	6462	8977	10006	49	9.1	11.5	1.6	6.9
Emanuel	5242	7046	7644	141	7.8	8.5	.4	4.1
Evans	5478	7518	8428	114	9.0	12.1	1.5	7.5
Fannin	5099	7623	8629	106	11.1	13.2	3.4	8.6
Fayette	10115	14520	15851	1	9.4	9.2	1.8	4.7
Floyd	7383	10293	11422	15	9.1	11.0	1.6	6.4
Forsyth	7876	10998	12358	6	9.4	12.4	1.9	7.8
Franklin	6043	9159	10932	24	12.6	19.4	4.8	14.5
Fulton	9105	12891	14203	5	9.3	10.2	1.7	5.7
Gilmer	6004	8618	9712	61	10.1	12.7	2.5	8.1
Glascock	7269	9225	10343	36	7.3	12.1	-.1	7.5
Glynn	7961	10447	11421	16	7.5	9.3	.1	4.9
Gordon	6534	9296	10787	27	10.5	16.0	2.9	11.3
Grady	5729	8102	8808	99	9.0	8.7	1.4	4.3
Greene	4983	7497	8763	101	12.0	16.9	4.2	12.1
Gwinnett	9204	13349	14704	4	9.8	10.2	2.2	5.7
Habersham	5639	7991	9177	85	10.2	14.8	2.6	10.2
Hall	7517	10613	12183	7	10.1	14.8	2.5	10.1
Hancock	4599	6733	7201	155	9.4	7.0	1.8	2.6
Haralson	6714	9480	10745	29	9.9	13.3	2.3	8.7
Harris	5860	8245	9127	89	9.3	10.7	1.7	6.2
Hart	5922	8662	10094	45	11.3	16.5	3.6	11.8
Heard	6235	8942	10066	48	10.1	12.6	2.4	8.0
Henry	8051	10858	11858	11	8.1	9.2	.6	4.8
Houston	7395	10402	11316	18	8.9	8.8	1.3	4.3
Irwin	5767	7834	9693	63	10.9	23.7	3.3	18.7
Jackson	6054	8919	10318	38	11.3	15.7	3.6	11.0
Jasper	5875	9264	10386	34	12.1	12.1	4.3	7.5
Jeff Davis	6371	8653	9486	73	8.3	9.6	.8	5.2
Jefferson	5419	7585	8407	115	9.2	10.8	1.6	6.3
Jenkins	4753	6541	7525	144	9.6	15.0	2.0	10.3
Johnson	5189	7474	8196	125	9.6	9.7	2.0	5.2
Jones	6503	9096	9863	54	8.7	8.4	1.2	4.0
Lamar	5700	8293	9553	69	10.9	15.2	3.2	10.5

(continued)

Area	Per Capita Personal Income ($ current) 1979	1983	1984	Rank* in 1943	Annual Average Rate of Growth (%) Nominal TPI 1979-84	1983-84	Real TPI (1967$) 1979-84	1983-84
Lanier	4908	6977	7782	139	9.7	11.5	2.1	7.0
Laurens	6264	8828	9291	82	8.2	5.2	.7	.9
Lee	6395	8782	9714	60	8.7	10.6	1.2	6.1
Liberty	5344	7851	8518	111	9.8	8.5	2.2	4.1
Lincoln	5408	7806	8647	105	9.8	10.8	2.2	6.3
Long	5155	6569	7307	154	7.2	11.2	- .2	6.7
Lowndes	6216	8589	9382	77	8.6	9.2	1.1	4.8
Lumpkin	5299	7918	9372	78	12.1	18.4	4.3	13.5
McDuffie	6027	8248	9084	92	8.6	10.1	1.0	5.6
McIntosh	4525	6399	7037	157	9.2	10.0	1.7	5.5
Macon	5096	6604	7912	134	9.2	19.8	1.6	14.9
Madison	6630	8512	9790	57	8.1	15.0	.6	10.3
Marion	5239	7248	8347	116	9.8	15.2	2.2	10.5
Meriwether	5163	7366	8058	128	9.3	9.4	1.8	4.9
Miller	6082	7137	8545	110	7.0	19.7	- .4	14.8
Mitchell	5515	7148	7983	132	7.7	11.7	.2	7.1
Monroe	6330	8751	9552	70	8.6	9.2	1.1	4.7
Montgomery	5104	7362	8047	129	9.5	9.3	2.0	4.8
Morgan	6523	9271	10466	31	9.9	12.9	2.3	8.3
Murray	6116	8367	9335	79	8.8	11.6	1.3	7.0
Muscogee	7143	9776	10785	28	8.6	10.3	1.1	5.8
Newton	6610	9504	10429	33	9.5	9.7	2.0	5.3
Oconee	7138	10113	11572	14	10.1	14.4	2.5	9.8
Oglethorpe	5802	8361	9809	56	11.1	17.3	3.4	12.5
Paulding	6388	8612	9527	72	8.3	10.6	.8	6.1
Peach	6466	9363	10159	43	9.5	8.5	1.9	4.1
Pickens	6631	9313	10444	32	9.5	12.1	1.9	7.6
Pierce	5280	7236	7954	133	8.5	9.9	1.0	5.4
Pike	6632	8854	9780	58	8.1	10.5	.6	5.9
Polk	6324	8579	9819	55	9.2	14.5	1.6	9.8
Pulaski	6348	8733	9933	51	9.4	13.7	1.8	9.1
Putnam	5939	8213	8875	97	8.4	8.1	.9	3.6
Quitman	4618	6277	7314	153	9.6	16.5	2.0	11.8
Rabun	5262	7283	8186	126	9.2	12.4	1.7	7.8
Randolph	4877	6175	7328	151	8.5	18.7	1.0	13.8
Richmond	6763	9873	10854	26	9.9	9.9	2.3	5.4
Rockdale	8083	11046	12134	8	8.5	9.8	1.0	5.4
Schley	5534	8065	9076	93	10.4	12.5	2.8	7.9
Screven	5800	7583	8243	122	7.3	8.7	- .1	4.3
Seminole	6104	7976	8968	96	8.0	12.4	.5	7.8
Spalding	6940	9249	10174	42	8.0	10.0	.5	5.5
Stephens	6425	8580	9449	75	8.0	10.1	.5	5.6
Stewart	4760	6704	7466	145	9.4	11.4	1.9	6.8
Sumter	6494	8726	9656	66	8.3	10.7	.8	6.1
Talbot	4569	6623	7317	152	9.9	10.5	2.3	6.0
Taliaferro	6032	8947	9535	71	9.6	6.6	2.0	2.2
Tattnall	4750	7151	8035	131	11.1	12.4	3.4	7.8
Taylor	5514	7735	8435	113	8.9	9.0	1.3	4.6
Telfair	5624	8254	9440	76	10.9	14.4	3.2	9.7
Terrell	4967	6698	7581	143	8.8	13.2	1.3	8.6

(continued)

Area	Per Capita Personal Income ($ current) 1979	1983	1984	Rank* in 1943	Annual Average Rate of Growth (%) Nominal TPI 1979-84	1983-84	Real TPI (1967$) 1979-84	1983-84
Thomas	6448	8995	10180	40	9.6	13.2	2.0	8.6
Tift	6459	9027	10333	37	9.9	14.5	2.3	9.8
Toombs	5351	7527	8220	123	9.0	9.2	1.4	4.7
Towns	4641	6820	7844	136	11.1	15.0	3.4	10.3
Treutlen	4729	6861	7398	147	9.4	7.8	1.8	3.4
Troup	6826	9782	10905	25	9.8	11.5	2.2	6.9
Turner	6371	8121	8873	98	6.8	9.3	- .5	4.8
Twiggs	4610	6816	7395	148	9.9	8.5	2.3	4.1
Union	4184	5902	6574	159	9.5	11.4	1.9	6.8
Upson	6073	8376	9295	81	8.9	11.0	1.4	6.4
Walker	6550	8898	9657	65	8.1	8.5	.6	4.1
Walton	6268	8993	9890	52	9.5	10.0	1.9	5.5
Ware	6389	9243	10087	46	9.6	9.1	2.0	4.7
Warren	5208	7556	8275	120	9.7	9.5	2.1	5.0
Washington	5960	8249	9160	87	9.0	11.0	1.4	6.5
Wayne	6038	8073	9023	94	8.4	11.8	.9	7.2
Webster	6267	7826	9701	62	9.1	24.0	1.6	16.9
Wheeler	5096	6832	7377	150	7.7	8.0	.2	3.6
White	5059	7387	8754	102	11.6	18.5	3.9	18.7
Whitfield	7517	10435	11650	12	9.2	11.6	1.6	7.1
Wilcox	5480	7149	8202	124	8.4	14.7	.9	10.0
Wilkes	6271	8724	9866	53	9.5	13.1	1.9	8.5
Wilkinson	5903	8572	9324	80	9.6	8.8	2.0	4.3
Worth	5943	7813	8748	103	8.0	12.0	.6	7.4

* Metropolitan areas are ranked nationally; counties are ranked within Georgia.
-- Not applicable.

Source: U.S. Department of Commerce, Bureau of Economic Analysis, Regional Economic Measurement System, Table 5.00, "Personal Income by Major Source," Georgia (April 1986); Survey of Current Business, Vol. 66, No. 4 (April 1986). Annual average growth rates computed by the Division of Research, College of Business Administration, University of Georgia. Real rates of growth based on nominal values deflated by the U.S. Consumer Price Index for All Urban Consumers (All Items), 1967=100.

Nominal Personal Income and Annual Average Rates of Growth,
Selected Years, for Georgia, Metropolitan Areas, and Counties

Area	Total Personal Income ($ Mil., current)			Annual Average Rate of Growth (%)			
				Nominal TPI		Real TPI (1967$)	
	1979	1983	1984	1979-84	1983-84	1979-84	1983-84
Georgia	39773.4	59719.2	67402.8	11.1	12.9	3.4	8.3
Metropolitan Areas:							
Albany, GA	739.6	1061.5	1172.5	9.7	10.5	2.1	5.9
Athens, GA	825.7	1286.9	1482.2	12.4	15.2	4.6	10.5
Atlanta, GA	18614.6	28963.5	32958.1	12.1	13.8	4.4	9.1
Augusta, GA-SC	2368.7	3654.7	4089.6	11.5	11.9	3.8	7.3
Chattanooga, TN-GA	3193.2	4216.4	4556.0	7.4	8.1	-.1	3.6
Columbus, GA-AL	1594.5	2243.9	2482.6	9.3	10.6	1.7	6.1
Macon-Warner Robins, GA	1879.4	2791.9	3060.8	10.2	9.6	2.6	5.2
Savannah, GA	1660.2	2425.2	2659.0	9.9	9.6	2.3	5.2
Counties:							
Metropolitan Portion	27329.8	41803.8	47170.9	11.5	12.8	3.8	8.2
Nonmetropolitan Portion	12443.6	17915.4	20232.0	10.2	12.9	2.6	8.3
Appling	85.7	132.3	158.2	13.0	19.5	5.2	14.6
Atkinson	32.1	47.2	57.8	12.5	22.5	4.7	17.5
Bacon	51.1	66.3	77.2	8.6	16.4	1.1	11.6
Baker	21.6	26.6	31.1	7.6	17.1	.2	12.4
Baldwin	209.5	322.9	350.1	10.8	8.4	3.2	4.0
Banks	47.5	77.8	93.9	14.6	20.8	6.7	15.8
Barrow	138.5	214.1	245.2	12.1	14.6	4.3	9.9
Bartow	264.6	391.2	437.8	10.6	11.9	2.9	7.3
Ben Hill	91.2	132.0	147.8	10.1	12.0	2.5	7.4
Berrien	81.1	111.5	125.9	9.2	12.9	1.7	8.3
Bibb	1086.0	1586.4	1739.5	9.9	9.6	2.3	5.2
Bleckley	64.2	91.7	101.0	9.5	10.1	1.9	5.6
Brantley	41.6	62.5	72.5	11.7	16.0	4.0	11.3
Brooks	74.1	97.6	113.0	8.8	15.8	1.3	11.1
Bryan	57.4	89.2	99.4	11.6	11.5	3.9	6.9
Bulloch	205.8	287.7	317.9	9.1	10.5	1.5	6.0
Burke	104.9	151.9	170.2	10.2	12.0	2.5	7.5
Butts	83.5	121.2	133.6	9.9	10.2	2.3	5.7
Calhoun	36.0	44.5	55.6	9.0	24.8	1.5	19.7
Camden	85.4	159.3	176.2	15.6	10.6	7.6	6.1
Candler	40.2	53.9	60.0	8.3	11.4	.8	6.9
Carroll	359.1	557.5	641.2	12.3	15.0	4.5	10.3
Catoosa	237.0	321.9	350.1	8.1	8.8	.6	4.3
Charlton	36.3	54.5	58.6	10.0	7.5	2.4	3.1
Chatham	1544.6	2247.8	2461.3	9.8	9.5	2.2	5.0
Chattahoochee	107.0	146.4	159.8	8.4	9.2	.9	4.7
Chattooga	123.4	161.5	172.6	6.9	6.9	-.5	2.5
Cherokee	348.3	604.7	704.9	15.1	16.6	7.2	11.8
Clarke	483.9	753.1	853.6	12.0	13.3	4.3	8.7
Clay	15.2	18.8	22.9	8.6	21.4	1.1	16.5
Clayton	1196.3	1739.2	1941.4	10.2	11.6	2.5	7.1
Clinch	35.6	50.7	56.6	9.7	11.6	2.1	7.1
Cobb	2793.3	4738.0	5459.5	14.3	15.2	6.4	10.5
Coffee	142.9	210.2	234.8	10.4	11.7	2.8	7.1
Colquitt	204.3	291.9	330.1	10.1	13.1	2.5	8.5

(continued)

Area	Total Personal Income ($ Mil., current)			Annual Average Rate of Growth (%)			
				Nominal TPI		Real TPI (1967$)	
	1979	1983	1984	1979-84	1983-84	1979-84	1983-84
Columbia	288.1	514.3	594.5	15.6	15.6	7.6	10.9
Cook	66.9	90.8	102.6	8.9	12.9	1.4	8.3
Coweta	280.0	430.7	484.5	11.6	12.5	3.9	7.9
Crawford	45.4	62.5	68.9	8.7	10.2	1.2	5.7
Crisp	117.5	153.1	173.4	8.1	13.3	.6	8.6
Dade	70.4	84.2	91.5	5.4	8.6	- 1.9	4.2
Dawson	30.9	52.8	64.2	15.8	21.7	7.8	16.8
Decatur	158.3	215.8	242.4	8.9	12.3	1.4	7.7
DeKalb	4625.9	6775.1	7608.9	10.5	12.3	2.8	7.7
Dodge	90.4	127.9	140.1	9.2	9.5	1.6	5.1
Dooly	68.0	91.5	109.9	10.1	20.1	2.5	15.2
Dougherty	667.0	948.4	1040.4	9.3	9.7	1.7	5.2
Douglas	385.4	610.6	694.3	12.5	13.7	4.7	9.1
Early	75.9	97.8	113.4	8.4	16.0	.9	11.3
Echols	10.6	14.7	16.2	8.7	10.0	1.2	5.5
Effingham	115.6	177.4	197.7	11.3	11.5	3.6	6.9
Elbert	119.2	170.2	190.0	9.8	11.7	2.2	7.1
Emanuel	108.6	147.9	162.5	8.4	9.9	.9	5.4
Evans	47.4	64.6	71.6	8.6	10.8	1.1	6.3
Fannin	75.4	114.2	130.9	11.7	14.6	3.9	9.9
Fayette	268.5	524.0	625.9	18.4	19.4	10.3	14.6
Floyd	587.4	810.3	899.9	8.9	11.1	1.4	6.5
Forsyth	209.8	347.8	409.6	14.3	17.8	6.4	13.0
Franklin	91.3	140.6	169.4	13.1	20.5	5.3	15.6
Fulton	5374.0	7811.1	8732.7	10.2	11.8	2.6	7.2
Gilmer	65.9	97.9	113.5	11.5	15.9	3.8	11.2
Glascock	15.9	22.0	24.2	8.8	10.0	1.3	5.5
Glynn	434.3	611.9	677.1	9.3	10.6	1.7	6.1
Gordon	196.4	291.1	346.4	12.0	19.0	4.3	14.2
Grady	113.6	162.8	185.2	10.3	13.8	2.6	9.1
Greene	57.5	88.5	104.0	12.6	17.5	4.8	12.7
Gwinnett	1439.1	2804.8	3386.0	18.7	20.7	10.5	15.8
Habersham	140.8	210.3	244.3	11.7	16.2	3.9	11.4
Hall	558.3	850.8	995.5	12.3	17.0	4.5	12.2
Hancock	43.7	62.0	67.2	9.0	8.4	1.4	4.0
Haralson	120.4	179.2	208.0	11.6	16.1	3.8	11.4
Harris	89.0	131.1	147.9	10.7	12.8	3.0	8.2
Hart	108.5	163.6	192.8	12.2	17.9	4.4	13.0
Heard	39.4	59.1	67.5	11.3	14.3	3.6	9.7
Henry	277.2	437.3	500.5	12.5	14.5	4.8	9.8
Houston	566.5	867.3	946.9	10.8	9.2	3.2	4.7
Irwin	52.1	69.2	85.8	10.5	24.0	2.9	18.9
Jackson	152.9	235.2	276.5	12.6	17.6	4.8	12.8
Jasper	48.4	70.2	80.1	10.6	14.0	3.0	9.4
Jeff Davis	72.7	100.2	111.7	9.0	11.5	1.4	7.0
Jefferson	98.7	141.0	157.0	9.7	11.3	2.1	6.7
Jenkins	40.9	55.6	64.0	9.4	15.1	1.8	10.4
Johnson	44.5	64.1	70.6	9.7	10.1	2.1	5.6
Jones	103.9	161.0	179.4	11.5	11.4	3.8	6.8
Lamar	69.1	100.4	117.3	11.2	16.8	3.5	12.1

(continued)

Area	Total Personal Income ($ Mil., current)			Annual Average Rate of Growth (%) Nominal TPI		Real TPI (1967$)	
	1979	1983	1984	1979-84	1983-84	1979-84	1983-84
Lanier	27.4	39.3	44.0	9.9	12.0	2.3	7.4
Laurens	234.2	332.1	353.2	8.6	6.3	1.1	2.0
Lee	72.6	113.1	132.2	12.7	16.8	4.9	12.0
Liberty	186.9	321.1	349.2	13.3	8.8	5.5	4.3
Lincoln	37.3	52.7	59.3	9.7	12.5	2.2	7.9
Long	22.6	35.1	39.8	12.0	13.3	4.2	8.7
Lowndes	419.4	610.3	673.6	9.9	10.4	2.3	5.9
Lumpkin	56.0	91.3	110.4	14.6	21.0	6.6	16.0
McDuffie	110.6	158.7	176.4	9.8	11.2	2.2	6.7
McIntosh	36.1	51.0	56.5	9.4	10.8	1.8	6.3
Macon	70.5	92.7	112.0	9.7	20.8	2.1	15.9
Madison	103.4	159.8	187.6	12.7	17.4	4.9	12.6
Marion	28.0	38.9	44.8	9.9	15.4	2.3	10.6
Meriwether	108.7	153.1	167.5	9.0	9.4	1.5	5.0
Miller	41.5	49.6	58.5	7.1	18.0	-.3	13.1
Mitchell	114.5	154.6	173.3	8.6	12.1	1.1	7.5
Monroe	90.2	129.0	142.2	9.5	10.3	2.0	5.7
Montgomery	36.6	50.9	56.0	8.9	10.0	1.3	5.5
Morgan	73.1	111.5	126.7	11.6	13.6	3.9	8.9
Murray	117.1	173.2	196.9	11.0	13.7	3.3	9.0
Muscogee	1213.6	1713.6	1894.8	9.3	10.6	1.8	6.1
Newton	225.6	354.1	397.1	12.0	12.1	4.2	7.6
Oconee	85.5	138.9	164.4	14.0	18.4	6.1	13.6
Oglethorpe	52.2	78.2	92.4	12.1	18.1	4.4	13.3
Paulding	160.7	245.6	278.2	11.6	13.2	3.9	8.6
Peach	123.1	177.1	195.0	9.6	10.1	2.1	5.6
Pickens	75.5	117.3	135.6	12.4	15.6	4.7	10.9
Pierce	61.8	89.8	100.0	10.1	11.3	2.5	6.8
Pike	56.6	75.2	85.0	8.5	13.1	1.0	8.5
Polk	204.2	281.7	324.2	9.7	15.1	2.1	10.4
Pulaski	55.7	78.1	89.0	9.8	13.9	2.2	9.3
Putnam	60.8	90.5	101.4	10.8	12.0	3.1	7.4
Quitman	10.9	14.3	16.1	8.1	12.6	.6	8.0
Rabun	53.5	78.3	88.2	10.5	12.6	2.9	8.0
Randolph	47.1	58.6	69.1	8.0	17.9	.5	13.0
Richmond	1213.5	1840.4	2035.8	10.9	10.6	3.2	6.1
Rockdale	286.3	456.6	521.3	12.7	14.2	4.9	9.5
Schley	19.5	26.9	30.6	9.4	13.8	1.8	9.2
Screven	81.0	106.2	118.1	7.8	11.2	.4	6.7
Seminole	54.7	70.2	79.2	7.7	12.8	.2	8.2
Spalding	326.4	465.9	516.4	9.6	10.8	2.0	6.3
Stephens	139.6	189.5	209.3	8.4	10.4	.9	5.9
Stewart	28.4	38.7	43.8	9.1	13.2	1.5	8.6
Sumter	188.2	262.0	291.4	9.1	11.2	1.6	6.7
Talbot	30.6	43.6	47.6	9.2	9.2	1.7	4.7
Taliferro	12.7	17.9	19.0	8.5	6.4	1.0	2.1
Tattnall	87.0	127.2	143.6	10.5	12.9	2.9	8.3
Taylor	44.4	62.0	67.9	8.8	9.4	1.3	5.0
Telfair	66.7	92.7	105.0	9.5	13.3	1.9	8.6
Terrell	59.8	79.8	90.7	8.7	13.6	1.2	9.0

(continued)

Area	Total Personal Income ($ Mil., current)			Annual Average Rate of Growth (%) Nominal TPI		Real TPI (1967$)	
	1979	1983	1984	1979-84	1983-84	1979-84	1983-84
Thomas	247.7	348.9	388.7	9.4	11.4	1.9	6.9
Tift	210.8	302.8	346.7	10.5	14.5	2.8	9.8
Toombs	120.8	173.4	192.6	9.8	11.1	2.2	6.5
Towns	25.4	41.1	48.3	13.7	17.3	5.9	12.6
Treutlen	28.8	41.1	44.5	9.1	8.4	1.5	3.9
Troup	336.1	505.1	573.7	11.3	13.6	3.6	8.9
Turner	59.9	77.7	85.4	7.4	9.9	-.1	5.4
Twiggs	44.6	64.7	71.5	9.9	10.5	2.3	5.9
Union	37.3	59.9	68.0	12.8	13.5	5.0	8.9
Upson	157.1	222.2	246.1	9.4	10.8	1.8	6.3
Walker	370.2	495.3	535.3	7.7	8.1	.2	3.7
Walton	195.8	282.6	318.1	10.2	12.6	2.6	8.0
Ware	240.0	342.4	374.6	9.3	9.4	1.8	5.0
Warren	34.1	48.5	53.6	9.4	10.4	1.9	5.9
Washington	112.4	158.2	176.1	9.4	11.3	1.8	6.7
Wayne	123.2	176.0	197.3	9.9	12.1	2.3	7.5
Webster	14.5	17.2	20.7	7.4	20.0	-.1	15.1
Wheeler	26.1	34.3	37.5	7.5	9.2	.1	4.8
White	49.8	79.3	96.2	14.1	21.4	6.2	16.4
Whitfield	494.1	696.2	788.5	9.8	13.3	2.2	8.6
Wilcox	41.6	54.2	62.3	8.4	14.9	.9	10.2
Wilkes	67.0	97.3	111.3	10.7	14.3	3.0	9.6
Wilkinson	61.3	90.7	99.8	10.2	10.0	2.6	5.5
Worth	106.0	141.8	159.5	8.5	12.5	1.0	7.9

Source: U.S. Department of Commerce, Bureau of Economic Analysis, Regional Economic Information System, Table 5.00, "Personal Income by Major Sources," Georgia (April, 1986). Annual average rates of growth computed by the Division of Research, College of Business Administration, University of Georgia. Real rates of growth based on nominal values deflated by the U.S. Consumer Price Index for All Urban Consumers (All items), 1967=100.

Recent Real Estate Developments

Elizabeth S. Kasner

Fueled by population, employment, and income growth, economic activity in Georgia's construction and real estate sectors continues. The levels of activity vary across the state. In Georgia as a whole, there were 74,985 housing units authorized for construction in 1985 compared to 70,264 in 1984. These figures represent a modest increase of 6.7 percent. Although the Atlanta metropolitan area accounts for two-thirds of this volume, many of the metropolitan areas in the state contributed to the overall increase in housing permits issued. The exceptions were Albany, down 27 percent; Chattanooga, off 20 percent; and Macon, down 15.5 percent.

A similar pattern is reflected in the growth in dollar value of housing units authorized, with Atlanta contributing 70 percent of new housing value. As expected based on the decline in the number of units, dollar volume for 1985 was down in Albany, Chattanooga, and Macon.

Within the Atlanta metropolitan area, the value of residential sales is increasing most rapidly in Gwinnett County. During the first five months of 1986, for example, that county recorded sales of $355.6 million and experienced a 20 percent increase in residential sales compared to the same period in 1985. Although growing at a somewhat slower rate of 9.5 percent, Fulton County recorded the highest dollar volume in residential sales at $453.4 million. Sales in DeKalb County declined 4 percent to $361.6 million through May.

Mortage interest rates below 10 percent raised the demand for housing during the first half of 1986, and the nation's federally-insured savings and loan institutions issued record levels of home mortgages. Interest on 15 and 30 year fixed rate mortgages have since risen slightly and now range from 10 to 11 percent. The demand for housing both nationally and in Georgia is expected to stabilize in the second half of 1986.

In the state as a whole, 1985 saw a record 65,100 existing housing units sold, or an 8.3 percent increase over 1984. The number of existing housing units sold has increased each year in Georgia since the 1982 level of 35,800.

In terms of median sales price in Atlanta, quarterly figures available for 1985 suggest relatively stable prices at about $72,000 compared to $66,200 during 1984.

Number of Private Housing Units Authorized
State of Georgia and Metropolitan Areas

Annual and Quarterly Totals	Albany	Athens	Atlanta	Augusta	Chattanooga	Columbus	Macon	Savannah	State
1980	NA	NA	22,058	1,667	155	576	1,145	1,152	34,837
1981	445	713	18,596	1,185	149	382	840	1,245	29,996
1982	496	780	24,015	2,258	145	560	1,255	1,839	38,737
1983	637	1,937	44,460	3,578	210	1,499	2,662	2,381	65,910
I	116	268	9,252	527	40	113	483	567	14,352
II	131	765	13,096	1,173	61	735	935	385	20,290
III	251	493	11,435	672	44	366	528	388	17,186
IV	118	258	9,695	548	63	152	703	821	15,131
1984	791	1,322	50,131	4,265	269	1,122	2,083	1,754	70,264
I	152	205	12,334	723	75	364	552	357	17,418
II	217	612	14,981	872	46	256	452	395	21,396
III	151	256	12,421	849	127	193	593	316	17,827
IV	85	139	9,207	753	108	236	491	271	13,724
1985	580	1,571	50,568	4,460	215	1,329	1,760	2,761	74,985
I	89	239	10,740	1,479	118	243	396	696	16,279
II	107	574	13,879	789	65	250	504	403	19,674
III	128	282	20,981	1,490	42	282	312	1,078	20,981
IV	93	393	13,396	657	30	554	378	374	17,387

Note: Quarterly totals may not add to annual figures because of monthly revisions.

Source: U.S. Department of Commerce, Bureau of the Census, Housing Units Authorized by Permit Issuing Places and unpublished reports.

Value of Private Housing Units Authorized
State of Georgia and Metropolitan Areas
($000s)

Annual and Quarterly Totals	Albany	Athens	Atlanta	Augusta	Chattanooga	Columbus	Macon	Savannah	State
1980	NA	NA	746,102	52,073	5,057	19,573	38,811	46,572	1,186,333
1981	12,492	20,071	648,789	39,378	4,233	14,845	30,364	51,765	1,018,380
1982	12,562	23,096	931,925	65,415	4,551	89,748	44,690	66,530	1,387,196
1983	18,279	56,613	1,625,171	120,311	6,048	50,961	86,300	73,252	2,367,445
I	2,941	8,059	343,988	17,123	1,194	5,160	17,415	22,442	510,975
II	3,990	20,748	469,421	34,796	1,471	23,626	29,269	22,311	708,850
III	7,371	13,334	445,544	22,105	1,744	11,996	18,175	25,137	636,767
IV	3,607	9,436	359,752	18,390	1,424	6,415	21,712	33,753	548,849
1984	24,862	46,503	2,151,672	149,394	7,347	40,978	83,734	97,505	2,896,777
I	8,038	8,869	518,216	26,608	2,361	13,430	21,704	23,837	707,619
II	6,578	18,619	604,278	28,833	1,651	9,180	21,670	33,089	838,633
III	3,842	8,543	516,477	27,743	1,127	6,899	19,455	18,205	694,190
IV	2,982	6,716	415,467	24,901	2,358	8,502	20,214	18,208	587,720
1985	22,062	63,381	2,289,203	152,809	7,101	49,089	77,661	136,264	3,245,941
I	4,028	11,702	480,295	43,251	1,036	9,095	19,574	39,455	884,250
II	4,170	22,072	634,407	33,859	2,111	9,998	20,461	25,928	877,146
III	5,126	12,972	881,781	49,141	1,583	13,641	17,815	44,288	881,757
IV	4,305	14,858	595,306	26,508	1,193	16,353	15,862	24,396	744,493

Note: Quarterly totals may not add to annual figures because of revisions in monthly data.

Source: U.S. Department of Commerce, Bureau of the Census, Housing Units Authorized by Permit Issuing Places and unpublished reports.

Existing Home Sales in Georgia--Single Family, Apartment Condos, and Co-Ops
(000s of units)

Annual Total		Quarterly Avg.		Quarterly Avg.		Quarterly Avg.	
Year	$	1983	$	1984	$	1985	$
1981	54.6	I	47.8	I	75.3	I	72.1
1982	35.8	II	48.3	II	62.1	II	62.0
1983	51.0	III	51.1	III	45.8	III	55.8
1984	60.1	IV	57.1	IV	57.7	IV	70.2
1985	65.1						

Note: Quarterly figures are seasonally adjusted annual rates.

Source: National Association of Realtors, "Existing Home Sales."

Mobile Home Shipments to Georgia

Annual Total		Quarterly Total		Quarterly Total		Quarterly Total	
Year	Number	1983	Number	1984	Number	1985	Number
1981	11,172	I	3,297	I	4,174	I	4,840
1982	12,655	II	4,401	II	4,695	II	5,595
1983	16,268	III	4,226	III	4,621	III	2,939
1984	18,258	IV	3,794	IV	4,425	IV	4,384
1985	20,199						

Note: Quarterly totals may not add to annual totals because of revisions in monthly data.

Source: National Conference of States on Building Codes and Standards. Published in U.S. Department of Commerce, Bureau of the Census, "Housing Units Authorized by Permit Issuing Places."

State Employment In Construction and Real Estate (000s)

Annual Totals and Quarterly Averages	Total Nonagricultural Employment	Construction	Real Estate
1980	2159.4	105.2	23.7
1981	2198.6	104.2	23.8
1982	2201.5	103.0	24.0
1983	2279.5	108.8	25.6
I	2201.9	97.9	24.0
II	2266.3	106.7	25.3
III	2300.7	114.6	26.8
IV	2349.2	115.9	26.4
1984	2448.7	132.4	28.5
I	2362.2	117.6	26.5
II	2435.2	129.5	28.4
III	2481.3	140.1	30.4
IV	2516.0	138.8	29.9
1985	2565.8	145.6	31.5
I	2500.1	133.6	29.7
II	2564.3	144.4	31.2
III	2582.8	151.6	32.7
IV	2616.0	152.8	32.5

Source: Georgia Department of Labor, "Georgia Employment and Earnings by Industry, 1983-1984; and "Georgia Labor Market Trends," U.S. Department of Labor, Bureau of Labor Statistics, "Supplement to Employment, Hours, and Earnings, States and Areas, Data for 1980-83."

When prices for new houses are combined with those for existing homes, however, median sales prices range from $83,000 in DeKalb County to a high of $124,500 in Fulton County.

Construction levels for multi-family units in the Atlanta area are the seventh highest in the nation. By the end of June, 5,600 new apartments were completed, with another 16,200 units anticipated by the end of the year. This expected total in 1986 of 21,800 apartment units is a 45 percent increase over 1985. Atlanta's apartment vacancy rate is currently about 9 percent compared to 12 percent during the last half of 1985.

As with other trends in housing construction, the number of mobile homes shipped into the state continues to climb. Almost 20,200 mobile homes to be used for housing were brought into the state in 1985. This figure represents a 10.6 percent increase over the previous year and is almost double 1981 levels.

Although total employment in the state was up a modest 4.8 percent in 1985, the growth in the number of construction and real estate jobs was stronger at 10 percent and 10.5 percent, respectively. Construction and real estate employment, however, still represent a relatively small portion of total jobs in the state.

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